

**ORDINANCE NO. 008/2013**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 15.04 OF THE MONROE MUNICIPAL CODE TO ADOPT THE 2012 EDITIONS OF THE INTERNATIONAL ENERGY CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL FIRE CODE, AND UNIFORM PLUMBING CODE AS AMENDED BY THE STATE OF WASHINGTON AND THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS AND AS AMENDED HEREIN, AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Legislature adopted the International Energy Conservation Code, International Building Code and Appendix E, the International Existing Building Code, the International Residential Code and Appendices F, G, and R, the International Mechanical Code, the International Fuel Gas Code, the International Fire Code, and the Uniform Plumbing Code, and directed that the State Building Code Council adopt these codes as a part of the state building code; and

WHEREAS, the State Building Code Council adopted the 2012 editions of such codes, effective as of July 1, 2013, in all Washington cities; and

WHEREAS, the City Council has determined that adoption of the 2012 codes with certain local amendments is in the public interest;

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

Section 1. Amendment of Chapter 15.04 MMC. Chapter 15.04 of the Monroe Municipal Code is hereby amended to provide in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance shall be in full force and effect five (5) days after publication as required by law. Provided, that the provisions set forth in Exhibit A shall take effect July 1, 2013.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 18<sup>th</sup> Day of June, 2013.

1st Reading: 06/11/2013  
2<sup>nd</sup> Reading 06/18/2013  
Published: 06/25/2013  
Effective: 07/01/2013

CITY OF MONROE, WASHINGTON

  
Robert G. Zimmerman, Mayor

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:

  
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J. Zachary Lell, City Attorney

**Chapter 15.04  
BUILDING CODE**

Sections:

- 15.04.010 Title.
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- 15.04.065 Requirements for factory-built structures.
- 15.04.070 International Building Code adopted.
- 15.04.080 International Mechanical Code adopted.
- 15.04.090 Uniform Plumbing Code adopted.
- 15.04.100 International Residential Building Code adopted.
- 15.04.110 International Fire Code adopted.
- 15.04.120 Uniform Code for the Abatement of Dangerous Buildings adopted.
- 15.04.130 Washington State Energy Code adopted.
- 15.04.145 International Fuel Gas Code adopted.
- 15.04.150 Approval of application and appeals.
- 15.04.160 Disclaimer of liability.
- 15.04.180 Permit issuance prerequisite – Private sewage disposal permit.
- 15.04.190 Fees.
- 15.04.200 Violation – Penalty – Effective.

**15.04.010 Title.**

This chapter shall be known as the “Monroe city building code” and it will hereinafter be referred to as “this code.”

**15.04.020 Purpose.**

The purpose of this chapter 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.

**15.04.030 Code adoption.**

The codes set out in this chapter are hereby adopted as the codes of the city of Monroe for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the city of Monroe providing for issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such codes.

**15.04.040 Referenced codes.**

A. Referenced Codes. Where the following codes are referenced within any of the codes adopted and amended in MMC Title 15, they shall be substituted as follows:

1. The International Plumbing Code has not been adopted and references thereto shall mean the “Uniform Plumbing Code” as adopted and amended in this chapter.
2. The International Private Sewage Code has not been adopted and references thereto shall be disregarded.
3. The International Electrical Code has not been adopted and references thereto shall mean the “National Electrical Code” as adopted and amended in MMC Title 15.

B. Copies of Codes on File. The city clerk shall maintain on file, for reference by the general public, not less than one copy of the following codes and state statutes and regulations, 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:

1. The International Energy Conservation Code, published by the International Code Council, 2012 Edition
2. The International Building Code, published by the International Code Council, 2012 Edition;
3. The International Existing Building Code, published by the International Code Council, 2012 Edition;
4. The International Residential Code, published by the International Code Council, 2012 Edition;
5. The International Mechanical Code, published by the International Code Council, 2012 Edition;
6. The International Fuel Gas Code, published by the International Code Council, 2012 Edition;
7. The International Fire Code, published by the International Code Council, 2012 Edition;
8. The Uniform Plumbing Code, and standards, published by the International Association of Plumbing and Mechanical Officials, 2012 Edition;
9. The Uniform Code for the Abatement of Dangerous Buildings, published by the International Code Council, 1997 Edition.
10. The State Building Code, Chapter 19.27 RCW;
11. All amendments, supplements, modifications, exclusions, exemptions, and additions to the codes identified in subsections (B)(1) through (9) of this section (“codes”) adopted by the Washington State Building Code Council, and published in Chapter 19.27 RCW and WAC Title 51, including but not limited to Chapters 51-11C, 51-50, 51-51, 51-52, 51-54A, and 51-56 WAC.

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### **15.04.050 Building & Life Safety Office established.**

There is established in the city the Building & Life Safety Office that shall be under the administration and operational control of the code official as appointed by the Mayor. References to the “department of building safety”, “department of mechanical inspection”, “department of inspection”, or “department of fire prevention” in the codes adopted or referenced herein shall mean the Building & Life Safety Office.

References to the “building official”, “code official”, “authority having jurisdiction”, or “fire code official” in the codes adopted and referenced herein shall mean the Code Official or designee.

### **15.04.060 State Building Code Act adopted.**

The State Building Code Act, Chapter 19.27 RCW, is hereby adopted by reference.

### **15.04.065 Requirements for factory-built structures.**

The city of Monroe building code requirements for factory-built (modular and mobile) structures six hundred square feet or less are as follows:

A. Manufactured office (modular and mobile) structures and storage units bearing the appropriate seal of the State of Washington Department of Labor and Industries may be placed on lots in Monroe for nonresidential uses if the following criteria have been met:

1. The maximum size of a unit shall be six hundred square feet;
2. The structure shall be anchored in accordance with all requirements of the Department of Labor and Industries requirements;
3. Only two commercial structures shall be placed on a lot. Multiple mini-storage units may be placed on a commercial lot;
4. The site shall be capable of meeting all other requirements of the city zoning code (i.e., parking, setbacks, use, ADA access and parking, etc.); and
5. If water and sewer service is required by the applicable codes, the structure shall be connected as if they were IBC structures.

### **15.04.070 International Building Code adopted.**

The International Building Code (IBC), 2012 Edition, published by the International Code Council, including the fire-resistive assemblies listed in the Fire Resistance Design Manual, Twentieth Edition, dated 2012, including Appendix E (Supplementary Accessibility Requirements), Appendix H (Signs), and Appendix J (Grading), together with amendments and/or additions thereto, is hereby adopted by reference. The 2012 Edition of the International Building Code is amended to include the following new and amended provisions. In the event of

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any conflict between any provision of the IBC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the IBC and the amended provisions inserted in their place in accordance with the direction of this section.

A. IBC Section 101.1 Amended. Section 101.1 of the IBC is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Monroe, hereinafter referred to as “IBC” or “this code.”

B. IBC Section 101.2.2 Added. A new Section 101.2.2 is hereby added to the IBC to read as follows:

101.2.2 Existing Buildings. Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the International Existing Building Code.

C. IBC Subsections 105.1.1 and 105.1.2 Deleted. Subsections 105.1.1 and 105.1.2 are hereby deleted in their entirety.

D. IBC Section 105.2 Amended. Section 105.2 of the IBC is hereby amended as follows:

1. The subsection entitled “Building” is amended as follows:

a. Subsection 105.2(1) is hereby amended to read as follows:

One-story detached structures accessory to a one- or two-family dwelling, used as tool and storage sheds, patio covers, playhouses, tree-supported structures used for play and similar uses, gazebos, hot tub enclosures and similar uses provided the floor area does not exceed 200 sf. Accessory buildings must be considered to be portable and may not be constructed on permanent foundations such as poured-in-place concrete footings or poured-in-place concrete poles or posts.

2. The subsection entitled “Electrical” is hereby deleted.

E. IBC Section 109.2 Amended. Section 109.2 of the IBC is hereby amended to provide as follows:

109.2 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the periodic fee resolution of the Monroe City Council and Table 1-A and Table 103.4.2(A) thereto.

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Plan Review Fees. When submitted documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 75 percent of the building permit fee as shown in Table 1-A of the Monroe Fees Resolution. The plan review fees specified in this section are separate from and in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Monroe Fees Resolution.

- F. IBC Section 109.3 Amended. Section 109.3 of the IBC is hereby amended to provide as follows:

Table of valuations. Building Valuation Data – Square Foot Construction Costs Table (latest edition) from the Building Safety Journal published by ICC.

- G. IBC Section 109.6 Amended. Section 109.6 of the IBC is hereby amended to read as follows:

109.6 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the periodic fee resolution of the Monroe City Council; or
3. Up to 80% 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 review is performed.

The request for a refund must be in writing, prior to the expiration date of the 180 day plan review period, or the expiration date of the building permit, and with justifiable cause.

- H. IBC Section 111.3 Amended. IBC Section 111.3 is hereby amended by adding the following sentence to the end of the subsection:

The fee for a Temporary Certificate of Occupancy shall be as set by periodic fee resolution of the Monroe City Council.

- I. IBC Section 113 Amended. Section 113 of the IBC is hereby amended to provide as follows:

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Section 113 – APPEALS.

113.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IBC shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 21. The Hearing Examiner shall have no authority to waive requirements of this code.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

J. IBC Section 114.2 Amended. Subsection 114.2 is hereby amended to provide as follows:

114.2 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code.

K. IBC Section 114.3 Amended. Subsection 114.3 is deleted in its entirety.

L. IBC Section 114.4 Amended. Subsection 114.4 is deleted in its entirety.

M. IBC Section 115.2 Amended. IBC Section 115.2 is hereby amended by adding the following sentence to the end of the section:

115.2 Issuance. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council.

N. IBC Section 115.4 Added. A new subsection 115.4 of the IBC is hereby added to read as follows:

115.4 Unauthorized tampering. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

O. IBC Section 202 Amended. Definitions of substantial damage and substantial improvement are hereby amended as follows:

**SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the assessed value of the structure before the damage occurred.

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**SUBSTANTIAL IMPROVEMENT.** Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the code official and that are the minimum necessary to assure safe living conditions.
2. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the code official and that are the minimum necessary to assure safe living conditions. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

P. IBC Subsection 501.2 Amended. Subsection 501.2 of the IBC is hereby amended to read as follows:

[F] 501.2 Address identification. New and existing buildings shall be provided with approved address numbers or letters. The size of each character shall be as specified in Table 501.2. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

**Table 501.2 Address Numbering Size**  
**Table**

<b>DISTANCE FROM STREET OR ROAD</b>	<b>MINIMUM SIZE</b>
0 – 50 feet	6" H x 3/4" Stroke Width
51 – 150 feet	8" H x 1" Stroke Width

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151 – 200 feet	10" H x 1 1/4" Stroke Width
201 feet and farther	12" H x 1 1/2" Stroke Width

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) shall have numbers or building identification in compliance with this section, but with a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Q. IBC Section [F] 903.2.13 Added. A new section [F] 903.2.13 of the IBC is hereby added to read as follows:

[F] 903.2.13 Other sprinkler requirements. In addition to the requirements of Section 903.2, approved automatic fire sprinkler systems shall be installed throughout all buildings and structures described in this Section 903.2.13. For the purposes of this Section 903.2.13, fire walls, fire barriers, fire partitions and fire-resistance-rated horizontal assemblies do not constitute separate buildings.

1. In all new buildings and structures with an Occupancy Classification assigned under the IBC and with a gross floor area of five thousand or greater square feet, regardless of type or use.

Exceptions: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

2. In existing buildings with a gross floor area of ten thousand or greater square feet undergoing additions, repairs, reconstruction, or improvements exceeding sixty percent of the assessed value of such building or structure.

R. IBC Section [F] 903.3.7 Added. A new subsection [F] 903.3.7 of the IBC is hereby added to read as follows:

[F] 903.3.7 Fire department connections. Fire department connections shall be installed remote from the building in an approved location. Fire department connections shall be installed outside the collapse zone of the structure, and within 50

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feet of a fire hydrant. The fire department connection shall be a 4" Storz connection with a 30-degree down angle installed in accordance with City of Monroe standards.

S. IBC Section [F] 903.3.8 Added. A new section [F] 903.3.8 of the IBC is hereby added to read as follows:

[F] 903.3.8 Fire Control Room. All multiple tenant buildings; buildings constructed speculatively ("spec") as shells or warehouses, and all buildings in excess of 20,000 square feet which require fire sprinkler protection shall be constructed with a dedicated fire control room in accordance with Section 903.3.8.

[F] 903.3.8.1 Size and construction. The fire control room shall be adequately sized to allow 3 feet of clearance around the circumference of the sprinkler riser for inspection, testing, and maintenance. The construction of the fire control room shall consist of materials similar to adjacent areas, except that there shall be no requirements to provide fire resistive construction on the interior walls which form the fire control room.

[F] 903.3.8.2 Location. The fire control room shall be located adjacent to an outside wall of the building, and a dedicated outside entrance with a minimum 36" swinging door shall be provided.

[F] 903.3.8.3 Contents. The fire control room shall contain only the fire sprinkler riser(s), fire alarm control panel, fire pump(s), and other necessary fire protection appliances and communications equipment. No storage of combustible items is allowed inside the fire control room.

[F] 903.3.8.4 Signage. The outside door providing access to the fire control room shall bear a sign or placard with minimum 4" white lettering on a red background which reads: "FIRE CONTROL ROOM."

T. IBC Section 1612.3 Amended. Section 1612.3 of the IBC is amended in its entirety to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Snohomish County, Washington and Incorporated Areas," dated September 16, 2005, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard

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map and supporting data are hereby adopted by reference and declared to be part of this section.

U. IBC Section 3412.2 Amended. Section 3412.2 of the IBC is hereby amended to read as follows:

3412.2 Applicability. Structures existing prior to May 1, 1987 in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

V. Appendix H (Signs) Amended. Appendix H (Signs) of the IBC is hereby amended as follows:

1. The following sections of Appendix H (Signs) of the IBC are hereby deleted in their entirety:

- a. Subsection H101.2;
- b. Section H102;
- c. Section H106;
- d. Subsection H107.1.3;
- e. Section H108;
- f. Section H110;
- g. Section H114 including Tables 4-A and 4-B; and
- h. Section H115 ICC EC-2003.

2. Section H101.1 is hereby amended by adding the following sentence to the beginning of Section H101.1:

Signs shall be governed by this Appendix H as amended and MMC Chapter 18.80.

3. Section 104.1 is hereby amended in its entirety to read as follows:

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H104.1 Identification. Every outdoor advertising display sign hereafter erected, constructed or maintained, for which a permit is required shall be plainly marked with the name of the person, firm or corporation erecting and maintaining such sign.

4. Section H109.1 is hereby amended in its entirety to read as follows:

H109.1 Height Restrictions. The structural frame of ground signs shall not be erected of combustible materials to a height of more than 35 feet (10668 mm) above the ground. Ground signs constructed entirely of noncombustible material shall not be erected to a height of greater than 45 feet (13716 mm) above the ground. Greater heights are permitted, approved and located so as not to create a hazard or danger to the public.

W. IBC Appendix J (Grading) Amended. Appendix J (Grading) of the IBC is hereby amended as follows:

1. Subsection J101.2 of Appendix J (Grading) of the IBC is hereby deleted in its entirety.

**15.04.080 International Mechanical Code adopted.**

The International Mechanical Code (IMC), 2012 Edition, Chapter 51-52 WAC published by the International Code Council, together with the 2012 state-wide amendments effective July 1, 2013, is hereby adopted by reference; provided, however, that the standards for liquefied petroleum gas installations shall be 2011 NFPA 58 (Liquefied Petroleum Gas Code) and 2012 ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

A. IMC Section 101.1 Amended. Section 101.1 of the IMC is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Monroe, hereinafter referred to as the "IMC" or "this code."

B. IMC Section 106.4.3 Amended. Section 106.4.3 of the IMC is hereby amended to read as follows:

106.4.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be in writing and justifiable cause demonstrated.

C. IMC Section 106.4.4 Deleted. Section 106.4.4 of the IMC is hereby deleted in its entirety.

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D. IMC Section 106.5.2 Amended. Section 106.5.2 of the IMC is hereby amended to read as follows:

106.5.2 Schedule of permit fees. The fee for each permit required under the Mechanical Code shall be as set by periodic fee resolution of the Monroe City Council.

E. IMC Section 106.5.3 Amended. Section 106.5.3 of the IMC is hereby amended to read as follows:

106.5.3 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the City of Monroe Fees Resolution; or
3. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or the expiration date of the mechanical permit, and with justifiable cause.

F. IMC Section 108.2 Amended. Subsection 108.2 is hereby amended to provide as follows:

108.2 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

G. IMC Section 108.3 Deleted. Subsection 108.3 is deleted in its entirety.

H. IMC Section 108.4 Deleted. Subsection 108.4 is deleted in its entirety.

I. IMC Section 108.5 Deleted. Subsection 108.5 is deleted in its entirety.

J. IMC Section 108.6 Deleted. Subsection 108.6 is deleted in its entirety.

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K. IMC Section 109 Amended. Section 109 of the IMC is hereby amended to read as follows:

Section 109 – APPEALS

109.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IMC shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 21. The Hearing Examiner shall have no authority to waive requirements of this code.

1. 109.1.1, Limitation of authority – Amended. Section 109.1.1 of the IMC is hereby amended by replacing the term “board of appeals” with “hearing examiner.”

**15.04.090 Uniform Plumbing Code adopted.**

The Uniform Plumbing Code (UPC), 2012 Edition, Chapters 51-56 WAC with 2012 state-wide amendments, effective July 1, 2013, published by the International Association of Plumbing and Mechanical Officials, including Appendices A, B, and I, as amended; are hereby adopted by reference, as amended herein; provided, that nothing in this section shall apply to fuel gas piping.

A. UPC Section 101.1 Amended. Section 101.1 of the UPC is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Plumbing Code of the City of Monroe, hereinafter referred to as the “UPC” or “this code.”

B. UPC Section 102.2.2 Amended. Section 102.2.2 of the UPC is hereby amended to read as follows:

102.2.2 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code.

Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

C. UPC Section 102.3 Amended. Section 102.3 of the UPC is hereby amended to read as follows:

102.3 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the UPC shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 21. The Hearing Examiner shall have no authority to waive requirements of this code.

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102.3.1 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

D. UPC Section 103.3.4 Amended. Section 103.3.4 of the UPC is hereby amended to read as follows:

103.3.4 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The authority having jurisdiction is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

E. UPC Section 103.4 Amended. Sections 103.4 of the UPC are hereby amended to read as follows:

103.4 Schedule of fees. The fee for each permit and other fee required under the Plumbing Code shall be as by periodic fee resolution of the Monroe City Council.

F. UPC Section 103.4 Amended. Subsection 103.4.1 of the UPC are hereby amended to read as follows:

103.4.1 Plan Review Fees. When a plan or other data is required to be submitted by Section 103.2.1, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for plumbing work shall be as by periodic fee resolution of the Monroe City Council. The plan review fees specified in this subsection are separate from and in addition to the permit fees. When plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate set by periodic fee resolution of the Monroe City Council.

G. UPC Section 103.4.4 Amended. Section 103.4.4 of the UPC is hereby amended to read as follows:

103.4.4 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;

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2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the City of Monroe Fees Resolution; or
3. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or the expiration date of the plumbing permit, and with justifiable cause.

**15.04.100 International Residential Building Code adopted.**

The International Residential Building Code published by the International Code Council, 2012 Edition, including Appendix F (Radon Control Methods), Appendix G (Swimming Pools, Spas, and Hot Tubs), and Appendix R (Dwelling Unit Fire Sprinkler Systems), together with amendments and/or additions thereto, is hereby adopted by reference. The 2012 Edition of the International Residential Code is amended to include the following new and amended provisions. In the event of any conflict between any provision of the IRC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the IRC and the amended provisions inserted in their place in accordance with the direction of this section.

A. IRC Section R101.1 Amended. Section R101.1 of the IRC is hereby amended to read as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Monroe, and shall be cited as such and will be referred to herein as the "IRC" or "this code."

B. IRC Section 105.2 Amended. Section 105.2 of the IRC is hereby amended to read as follows:

1. The subsection entitled "Building" is amended as follows:

a. Subsection 105.2(1) is hereby amended to read as follows:

One-story detached structures accessory to a one- or two-family dwelling, used as tool and storage sheds, patio covers, playhouses, tree-supported structures used for play and similar uses, gazebos, hot tub enclosures and similar uses provided the floor area does not exceed 200 sf. Accessory buildings must be considered to be portable and may not be constructed on permanent foundations such as poured-in-place concrete footings or poured-in-place concrete poles or posts.

2. The subsection entitled "Electrical" is deleted.

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C. IRC Section 105.3.1.1 Amended. Section 105.3.1.1 of the IRC is hereby amended in its entirety to read as follows:

R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas. For applications for reconstruction, rehabilitation, addition or other improvement of existing buildings or structures located in an area prone to flooding as established by Table 301.2(1), the code official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamage condition. If the code official finds that the value of proposed work equals or exceeds 50 percent of the assessed value of the building or structure before the damage has occurred or the improvement is started, the finding shall be provided to the hearing examiner for a determination of substantial improvement or substantial damage. Applications determined by the hearing examiner to constitute substantial improvement or substantial damage shall meet the requirements of Section R322.

D. IRC Section R105.5 Amended. Section R105.5 of the IRC is hereby amended to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

E. IRC Section 108.2 Amended. Section 108.2 of the IRC is hereby amended to read as follows:

108.2 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, the fee for each permit shall be as set by periodic fee resolution of the Monroe City Council and Table 1-A and Table 103.4.2(A) attached thereto.

Plan Review Fees. When submitted documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 75 percent of the building permit fee as shown in Table 1-A of the Monroe Fees Resolution. The plan review fees specified in this section are separate from and in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred

## Exhibit A

submittal items, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Monroe Fees Resolution.

### F. Section R108.5 Amended. Section R108.5 of the IRC is hereby amended to read as follows:

R108.5 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the periodic fee resolution of the Monroe City Council; or
3. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or the expiration date of the building permit, and with justifiable cause.

### G. IRC Section R110.1 Amended. Section R110.1 of the IRC is hereby amended by adding a sentence to the end of the first paragraph to read as follows:

Approval of the final inspection on the building site job card shall be considered to be final approval and the signed job card shall serve as the "Certificate of Occupancy" as stated on the job card.

### H. IRC Section R112 Amended. Section R112 of the IRC is hereby amended to provide as follows:

#### Section 112 - APPEALS

112.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IRC shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 21. The hearing examiner shall have no authority to waive the requirements of this code.

R112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

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112.2.1 Determination of substantial improvement in areas prone to flooding. When the building official provides a finding required in Section R105.3.1.1, the hearing examiner shall determine whether the value of the proposed work constitutes a substantial improvement. A substantial improvement means any repair, reconstruction, rehabilitation, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the assessed value of the building or structure before the improvement or repair is started. If the building or structure has sustained substantial damage, all repairs are considered substantial improvement regardless of the actual repair work performed. The term substantial improvement does not include:

1. Improvements of a building or structure required to correct existing health, sanitary or safety code violations identified by the building official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of an historic building or structure provided that the alteration will not preclude the continued designation as an historic building or structure.

For the purpose of this exclusion, an historic building is:

- 2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or
- 2.2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
- 2.3. Designated as historic under a state or local historic preservation program that is approved by the Department of the Interior.

R112.3 Administration. The building official shall take immediate action in accordance with the decision of the hearing examiner.

- I. IRC Section R113.2 Amended. Subsection R113.2 is hereby amended to provide as follows:

R112.2 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code.
- J. IRC Section R113.3 Amended. Subsection R113.3 is deleted in its entirety.
- K. IRC Section R113.4 Amended. Subsection 113.4 is deleted in its entirety.
- L. IRC Section R114 Amended. Section R114 of the IRC is hereby amended to read as follows:

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R114.1 Notice to owner. Upon notice from the building official that work on any building or structure is being prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work and shall state the conditions under which work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council.

R114.2 Unlawful continuance. Any person who shall continue work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to an investigative fee of which shall be a fee equal to the building permit fee in addition to the required permit fees by Monroe City Council by periodic resolution.

R114.3 Unauthorized tampering. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

M. IRC Table R301.2(1) Amended. Table R301.2(1) of the IRC is hereby amended to read as follows:

**Table R301.2(1)**

**Climatic and Geographic Design Criteria**

Ground Snow Load	Wind Speed <sup>d</sup>	Topographic Effects <sup>k</sup>	Seismic Design Category <sup>f</sup>	Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termites <sup>c</sup>	Winter Design Temp <sup>e</sup>	Ice Barrier Underlayment Required <sup>h</sup>	Flood Hazards <sup>g</sup>	Air Freeze Index <sup>i</sup>	Mean Annual Temp <sup>j</sup>
25 lbs/ft <sup>2</sup>	85 mph	YES	D1/D2	Moderate	18"	Slight	26°	No	See MMC 14.01	174	51.2°

N. IRC Section R329 Added. A new Section R329 of the IRC is hereby added to read as follows:

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R329 Fire Sprinklers. All zero lot line townhouses constructed, where the aggregate area of all connected townhouses totals five thousand square feet or greater, shall have installed throughout the building an automatic fire sprinkler system approved pursuant to Section 903 of the IFC. For the purposes of this Section, fire walls, fire barriers, fire partitions and fire-resistance-rated horizontal assemblies do not constitute separate buildings.

### **15.04.110 International Fire Code adopted.**

The 2012 Edition of the International Fire Code (IFC), as published by the International Code Council as adopted by the state of Washington in Chapter 19.27 RCW and amended by the Building Code Council in Chapter 51-54A WAC, including those standards of the National Fire Protection Association specifically referenced in the International Fire Code, and including Appendices B (Fire-Flow Requirements for Buildings), C (Fire Hydrant Locations and Distribution), D (Fire Apparatus Access Roads). The 2012 Edition of the International Fire Code is amended by the city to include the following new and amended provisions. In the event of any conflict between any provision of the IFC and this chapter, the provisions of this chapter shall apply. New sections or subsections shall be deemed deleted from the IFC and the amended provisions inserted in their place in accordance with the direction of this code.

A. IFC Section 101.1 Amended. Section 101.1 of the IFC is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Monroe, hereinafter referred to as the "IFC" or "this code."

B. IFC Section 101.2.1 Amended. Section 101.2.1 of the IFC is hereby amended to read as follows:

101.2.1 Appendices. The following appendices of the IFC are hereby adopted by reference:

Appendix B: Fire-Flow Requirements for Buildings

Appendix C: Fire Hydrant Locations and Distribution

Appendix D: Fire Apparatus Access Roads

C. IFC Section 105.1.4 Added. A new Section 105.1.4 is hereby added to the IFC to read as follows:

105.1.4 Schedule of permit fees. The fee for each required permit shall be as set by periodic fee resolution of the Monroe City Council.

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1. Refunds. The code official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

- i. 100% of any fee erroneously paid or collected;
- ii. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the periodic fee resolution of the Monroe City Council; or
- iii. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or the expiration date of the building permit, and with justifiable cause.

D. IFC Section 105.3.3 Amended. Section 105.3.3 of the IFC entitled “Occupancy prohibited before approval” is hereby amended to read as follows:

105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to compliance with IBC Section 111 or IRC Section R110

E. IFC Section 105.3.4 Deleted. Section 105.3.4 of the IFC entitled “Conditional permits” is hereby deleted in its entirety.

F. IFC Section 105.4.1.2 Added. A new section 105.4.1.2 is hereby added to the IFC to read as follows:

105.4.1.2 Electronic Pre-Incident Data. Applicants for commercial building permits and commercial tenant improvement permits shall submit electronic building site and floor plans in a CADD \*.dwg format to the Building & Life Safety Office prior to the final fire inspection for occupancy. Such data shall be utilized by the Fire Department for the creation of pre-incident plans.

G. IFC Section 105.6.15 Deleted. Section 105.6.15 of the IFC entitled “Fire hydrants and valves” is hereby deleted in its entirety.

H. IFC Section 105.6.35 Deleted. Section 105.6.35 of the IFC entitled “Private fire hydrants” is hereby deleted in its entirety.

I. IFC Section 105.7.12 Deleted. Section 105.7.11 of the IFC entitled “Private fire hydrants” is hereby deleted in its entirety.

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J. IFC Section 108 Amended. Section 108 of the IFC is hereby amended to read as follows:

Section 108 – APPEALS

108.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the code official relative to the application and interpretation of the IFC shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 21. The Hearing Examiner shall have no authority to waive requirements of this code.

K. IFC Section 114.2 Amended. Subsection 114.2 is hereby amended to provide as follows:

114.2 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code.

L. IFC Section 114.3 Amended. Subsection 114.3 is deleted in its entirety.

M. IFC Section 114.4 Amended. Subsection 114.4 is deleted in its entirety.

N. IFC Section 109.3 Amended. Section 109.3 of the IFC is hereby amended to read as follows:

109.3 Violation penalties. Persons who violate a provision of the IFC or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a gross misdemeanor, punishable by a fine of not more than five thousand dollars or by imprisonment not exceeding 365 days or both such fine and imprisonment. Each day that violation continues after due notice has been served shall be deemed a separate offense.

O. IFC Section 111.4 Amended. Section 111.4 of the IFC is hereby amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than five hundred dollars or more than five thousand dollars.

P. IFC Section 503 Deleted. Section 503 of the IFC and all subsections are hereby deleted in their entirety. All references to IFC Section 503 shall mean Appendix D.

Q. IFC Subsection 505.1 Amended. Subsection 505.1 of the IFC is hereby amended to read as follows:

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505.1 Address identification. New and existing buildings shall be provided with approved address numbers or letters. The size of each character shall be as specified in Table 505.1. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

**Table 505.1 Address Numbering Size  
Table**

<b>DISTANCE FROM STREET OR ROAD</b>	<b>MINIMUM SIZE</b>
0 – 50 feet	6" H x 3/4" Stroke Width
51 – 150 feet	8" H x 1" Stroke Width
151 – 200 feet	10" H x 1 1/4" Stroke Width
201 feet and farther	12" H x 1 1/2" Stroke Width

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) shall have numbers or building identification in compliance with this section, but with a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

R. IFC Subsection 505.2 Amended. Subsection 505.2 of the IFC is hereby amended to read as follows:

505.2 Street or road signs. Streets and roads shall be identified with approved permanent signs when roadways allow passage by vehicles. Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices for Streets and Highways as adopted by the State of Washington in 47.36.030 RCW and 468-95 WAC

S. IFC Section 506 Amended. Section 506 of the IFC is hereby amended to read as follows:

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506.1 Where required. A Knox Box® of a size and type approved by the fire code official shall be provided by the building or business owner for all occupancies except Group R-3 and U.

506.1.1 Locks. A Knox® lock or key switch shall be installed on gates or similar barriers when required by the fire code official. Knox® FDC caps shall be installed on all new fire department connections and, when required by the fire code official, on existing fire department connections.

506.2 Key box maintenance. The operator of a business with a Knox Box on the building shall provide entry; fire control room; elevator; fire alarm panel; mechanical; electrical; manual fire alarm box (pull station); keys to the Monroe Fire Marshal, and shall immediately notify the Monroe Fire Marshal and provide the new key when a lock is changed or rekeyed. All such keys provided to the Monroe Fire Marshal shall be secured in the building's or business's Knox Box®.

T. IFC Section 903.2.13 Added. A new section 903.2.13 is hereby added to the IFC read as follows:

903.2.13 Other sprinkler requirements. In addition to the requirements of Section 903.2, approved automatic fire sprinkler systems shall be installed throughout all buildings and structures described in this Section 903.2.13. For the purposes of this Section 903.2.13, fire walls, fire barriers, fire partitions and fire-resistance-rated horizontal assemblies do not constitute separate buildings.

1. In all new buildings and structures with an Occupancy Classification assigned under the IBC and with a gross floor area of five thousand or greater square feet, regardless of type or use.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

2. In existing buildings with a gross floor area of ten thousand or greater square feet undergoing additions, repairs, reconstruction, or improvements exceeding sixty percent of the assessed value of such building or structure.

U. IFC Section 903.3.7 Amended. Section 903.3.7 of the IFC is hereby amended to read as follows:

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903.3.7 Fire department connections. Fire department connections shall be installed remote from the building in an approved location. Fire department connections shall be installed outside the collapse zone of the structure, and within 50 feet of a fire hydrant. The fire department connection shall be a 4" Storz connection with a 30-degree down angle installed in accordance with City of Monroe standards.

V. IFC Section 903.3.8 Added. A new section 903.3.8 is hereby added to the IFC to read as follows:

903.3.8 Fire Control Room. All multiple tenant buildings; buildings constructed speculatively ("spec") as shells or warehouses; and all buildings in excess of 20,000 square feet which require fire sprinkler protection shall be constructed with a dedicated fire control room in accordance with Section 903.3.8.

903.3.8.1 Size and construction. The fire control room shall be adequately sized to allow 3 feet of clearance around the circumference of the sprinkler riser for inspection, testing, and maintenance. The fire control room shall not be excessively large so that storage of disallowed items is discouraged. The construction of the fire control room shall consist of materials similar to adjacent areas, except that there shall be no requirements to provide fire resistive construction on the interior walls which form the fire control room.

903.3.8.2 Location. The fire control room shall be located adjacent to an outside wall of the building, and a dedicated outside entrance with a minimum 36" swinging door shall be provided.

903.3.8.3 Contents. The fire control room shall contain only the fire sprinkler riser(s), fire alarm control panel, fire pump(s), and other necessary fire protection appliances and communications equipment. No storage of combustible items is allowed inside the fire control room.

903.3.8.4 Signage. The outside door providing access to the fire control room shall bear a sign or placard with minimum 4" white lettering on a red background which reads: "FIRE CONTROL ROOM."

W. IFC Section B105.2 Amended. Section B105.2 of the IFC is hereby amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

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Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

X. Section D102 Amended. Section D102 of the IFC is hereby amended in its entirety to read as follows:

### SECTION D102

#### REQUIRED ACCESS

D102.1 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 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 Section 903.3.1., or
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, or
3. There are not more than two Group R-3 or Group U occupancies.

D102.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access 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.

D102.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

Y. IFC Section D103 Amended. Section D103 of the IFC is hereby amended to read in its entirety as follows:

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### SECTION D103

#### MINIMUM SPECIFICATIONS

D103.1 Specifications. Fire apparatus access roads shall be installed, maintained, and arranged in accordance with this Section D103.

D103.1.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

D103.1.2 Authority. The code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

D103.1.3 Section. The minimum acceptable structural section of fire apparatus access roads shall be 3 inches of Class "B" Asphalt placed over four inches of crushed surfacing top course. The subgrade shall meet the compaction requirements of the city engineer. Equivalent road sections may be allowed by the city engineer.

D103.1.4 Turning radius. The required turning radius of a fire apparatus access road shall be designed and constructed to accommodate an inside turning radius of 25 feet and an outside turning radius of 40 feet.

D103.1.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with a cul-de-sac turn-around which meets the specifications of City of Monroe Standard Plan 304.

Exceptions: A hammerhead turn-around which meets the specifications of City of Monroe Standard Plan 316 or equivalent is allowed where:

1. The city engineer has declared that the dead-end fire apparatus access road is temporary; or
2. There are not more than four dwelling units served by the dead-end road.

D103.1.6 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 Standards or equivalents approved by the city engineer. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. 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.

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D103.1.7 Grade. The maximum grade of a fire apparatus access road shall be 15%, with a maximum vertical curve of 9% over 50 linear feet.

D103.2 Fire Lane Marking and Signage. Fire apparatus access roads shall be marked and signed in accordance Sections D103.2.1 through D103.2.2.

D103.2.1 Marking of Curbs and Roadway Surface. Fire apparatus access roads shall be marked whenever necessary to maintain the unobstructed minimum required width of fire apparatus access roads. Marked fire apparatus access roads, or "fire lanes" as defined in Section 502.1 of the code, shall be established or relocated upon orders from the fire code official at the time of plan review; pre-construction site inspection; post-construction site inspection; and any time during the life of the occupancy requiring fire apparatus access.

D103.2.1.1 Installation and Maintenance. Marked fire lanes shall be installed and maintained in accordance with this Section. Only those fire apparatus access roads established or authorized by the fire code official may be marked as a "fire lane." Fire lanes shall be marked by any one or more of the following types of marking:

1. Curbs shall be marked with red traffic paint covering the top and front, extending the length of the designated fire lane. Four-inch (4") white block letters which read "NO PARKING – FIRE LANE" shall be stenciled at least every twenty-five (25) linear feet on the red curb.
2. Rolled curbs shall be covered with red traffic paint, extending the length of the designated fire lane. Four-inch (4") white block letters which read "NO PARKING – FIRE LANE" shall be stenciled at least every twenty-five (25) linear feet on the red curb.
3. Lanes without curbs shall be identified by red traffic paint as a 6 inch wide stripe on the pavement, extending the length of the designated fire lane. The words "NO PARKING – FIRE LANE" shall be in 3 inch stroke white block letters 18 inches in height, and placed 8 inches measured perpendicular from the red paint stripe on the pavement. Where long drives require no parking on either side of the access road, repetitions shall alternate sides of the drive.
4. Where directed by the fire code official, specific areas shall be designated and those areas are to be marked with diagonal striping across the width of the fire lane. Diagonal marking shall be used in conjunction with painted curbs and/or edge striping and shall run at an angle of 30 to 60 degrees from one side to the other. These diagonal lines shall be in red traffic paint, parallel with each other, at least 6 inches in width, and 24 inches apart. Lettering shall occur as specified above.

5. NO PARKING—FIRE LANE signs complying with Figure D103.2.2. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.2.2.1 or D103.2.2.2.

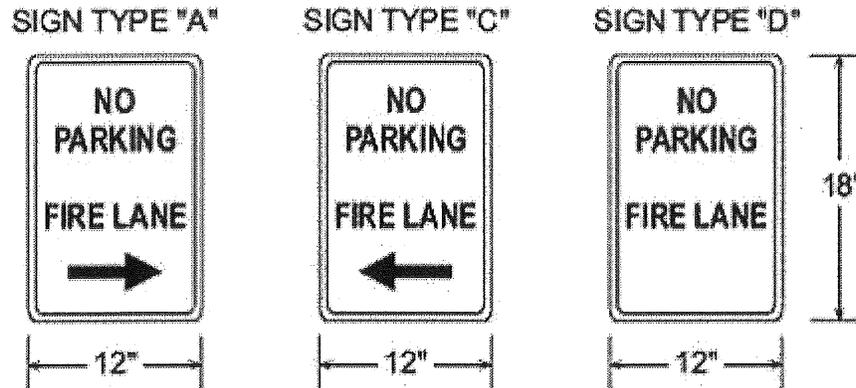


FIGURE D103.3.2

FIRE LANE SIGNAGE

D103.2.2.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be marked on both sides as no parking.

D103.2.2.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be marked on one side of the road as no parking.

D103.3 Obstruction of fire apparatus access roads. No person shall stop, stand or park a vehicle or maintain any obstruction in any such designated fire lane whether occupied or not, except temporarily for the purposes of and while actually engaged in loading or unloading property or passengers.

D103.4 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.4.1 Secured gates and barricades. When required, gates and barricades shall be secured in an approved manner. Roads, trails and other access ways that have been

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closed and obstructed in the manner prescribed by Section D103.4 shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

D103.5 Security gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gate openers shall be listed in accordance with UL 325 and equipped with a means of opening the gate by fire department personnel for emergency access. Gates intended for automatic operations shall be designed, constructed and installed to comply with the requirements of ASTM F2200. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless an approved Knox Box® containing the key(s) to the lock is installed at the gate in an approved location.
7. Locking device specifications shall be submitted for approval by the fire code official prior to installation of the gate.

### **15.04.120 Uniform Code for the Abatement of Dangerous Buildings adopted.**

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Code Council, is hereby adopted.

A. UCADB Section 103 Amended. Section 103 of the UCADB is hereby amended to read as follows:

Section 103 – Alterations, Additions And Repairs. All buildings or structures which are required to be repaired under the provisions of this code shall be subject to the provisions of Chapter 34 of the International Building Code, 2012 Edition and the International Existing Building Code, 2012, Edition, as adopted and amended by the City of Monroe.

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B. UCADB Section 201.2 Amended. Section 201.2 of the UCADB is hereby amended to read as follows:

Section 201.2 Inspections. The health officer and the code official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

C. UCADB Section 204 Amended. Section 204 of the UCADB is hereby amended to read as follows:

Section 204 – Inspection of Work. All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the code official in accordance with and in the manner provided by this code and Sections 110 and 1701 of the International Building Code as adopted and amended by the City of Monroe.

D. UCADB Section 205 amended. Section 205 of the UCADB is hereby amended to read as follows:

Section 205 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code.

E. UCADB Section 301 amended. Section 305 of the UCADB is hereby amended to read as follows:

For the purpose of this code, certain terms, phrases, words, and their derivatives shall be construed as specified in either this chapter or as specified in the International Building Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Words used in the singular include the plural and plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

BUILDING CODE is the International Building Code promulgated by the International Code Council, as adopted by this jurisdiction.

Dangerous Building is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

F. UCADB Chapter 4 deleted. Chapter 4 of the UCADB is hereby deleted in its entirety.

G. UCADB Chapter 5 amended. Chapter 5 of the UCADB is hereby by amended to read as follows:

Chapter 5 – APPEALS.

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Section 501 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of this code shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 21. The Hearing Examiner shall have no authority to waive requirements of this code.

Section 502 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

H. UCADB Chapter 6 deleted. Chapter 6 of the UCADB is hereby deleted in its entirety.

I. UCADB Chapter 6 deleted. Chapter 7 of the UCADB is hereby deleted in its entirety.

J. UCADB Section 801.1 amended. Section 801.1 of the UCADB is hereby amended to read as follows:

Section 801.1 – Procedure. When any work of repair or demolition is to be done pursuant to Monroe Municipal Code Section 1.04.030, the building official shall issue an order therefore to the director of public works and the work shall be accomplished by personnel of his jurisdiction or by private contract under the direction of said director. Plans and specifications therefor may be prepared by said director, or the director may employ such architectural and engineering assistance on a contract basis as deemed reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

### **15.04.130 International Energy Conservation Code adopted.**

The International Energy Conservation Code, 2012 Edition, Chapter 51-11C WAC, published by the International Code Council, together with the 2012 state-wide amendments, effective July 1, 2013, is hereby adopted by reference

### **15.04.145 International Fuel Gas Code adopted.**

The 2012 International Fuel Gas Code (IFGC), 2012 Edition, Chapter 51-52 WAC, published by the International Code Council, together with the 2012 state-wide amendments, effective July 1, 2013, is hereby adopted by reference; provided, however, that the standards for liquefied petroleum gas installations shall be 2011 NFPA 58 (Liquefied Petroleum Gas Code) and 2012 ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

A. IFGC Section 101.1 Amended. Section 101.1 of the IFGC is hereby amended to read as follows:

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101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Monroe, hereinafter referred to as the "IFGC" or "this code."

B. IFGC Section 106.5.3 Amended. Section 106.5.3 of the IFGC is hereby amended to read as follows:

106.5.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be in writing and justifiable cause demonstrated.

C. IFGC Section 106.5.4 Deleted. Section 106.5.4 of the IFGC is hereby deleted in its entirety.

D. IFGC Section 106.6.2 Amended. Section 106.6.2 of the IFGC is hereby amended to read as follows:

106.6.2 Schedule of permit fees. The fee for each permit required under the Fuel Gas Code shall be as set by periodic fee resolution of the Monroe City Council.

E. IFGC Section 106.6.3 Amended. Section 106.6.3 of the IFGC is hereby amended to read as follows:

106.6.3 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the City of Monroe Fees Resolution; or
3. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or the expiration date of the mechanical permit, and with justifiable cause.

F. IFGC Section 108.2 Amended. Subsection 108.2 is hereby amended to provide as follows:

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108.2 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

- G. IFGC Section 108.3 Deleted. Subsection 108.3 is deleted in its entirety.
- H. IFGC Section 108.4 Deleted. Subsection 108.4 is deleted in its entirety.
- I. IFGC Section 108.5 Deleted. Subsection 108.5 is deleted in its entirety.
- J. IFGC Section 108.6 Deleted. Subsection 108.6 is deleted in its entirety.
- K. IFGC Section 109 Amended. Section 109 of the IFGC is hereby amended to read as follows:

### Section 109 – APPEALS

109.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IFGC shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 21. The Hearing Examiner shall have no authority to waive requirements of this code.

#### **15.04.150 Approval of application and appeals.**

The building permit application shall be reviewed by the city department heads and the application shall be approved or denied by the code official or designee. Any appeal of the decision of the code official shall be made to the city hearing examiner per Chapter 21.60 MMC. The hearing examiner shall have no authority relative to interpretation of the administrative provisions of the codes adopted in this chapter nor shall the examiner be empowered to waive requirements of such codes

#### **15.04.160 Disclaimer of liability.**

- A. The city of Monroe is not responsible for the accuracy of plans (preliminary or final) submitted for approval to the building department and does not guarantee that plan reviews and/or inspections will detect any hazard, design defect or code violations.
- B. The applicant or his agent shall be solely responsible for verification of all property lines and setbacks in all cases involving new construction, a remodel or addition which would change the footprint of an existing structure, for construction of new fences or replacement of existing fences and all other circumstances which may impact setback requirements and/or property lines

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between one or more legal lots or parcels. The building official may require verification of property lines and setbacks prior to permit issuance by having the property owner or his agent stake the corners of his property. In his sole discretion, the building official may also require the applicant or his agent to provide a survey by a professional land surveyor licensed by the state of Washington.

### **15.04.180 Permit issuance prerequisite – Private sewage disposal permit.**

In cases of new construction where city services are not available, no building permit shall be issued in the city without the applicant having secured a private sewage disposal permit from the Snohomish health district wastewater section.

### **15.04.190 Fees.**

A. The administration of the provisions of this chapter shall be subject to any applicable fees as set by periodic resolution of the Monroe city council.

B. The value or valuation of construction shall be based on the contract amount for the permitted work or as determined by the code official per the Building Valuation Data – Square Foot Construction Costs Table (latest edition) from the Building Safety Journal published by ICC, whichever is higher. The valuation to be used in computing permit and plan checking fees shall be the total value of all plans and calculations prepared by design professionals, such as architects, engineers, land surveyors, landscape architects, and geologists, construction work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. These fees are as adopted by city council per the periodic fees resolution Table 1-A.

C. Plan Review Fees. When submitted documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be seventy-five percent of the building permit fee as shown in Table 1-A of the Monroe Fees Resolution.

### **15.04.200 Violation – Penalty – Effective.**

A. It is unlawful for any person, firm or corporation to erect, construct, alter, repair move, remove, improve, convert, demolish, equip, use, occupy or maintain any building, structure or land in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

B. Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a gross misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued, or permitted and upon conviction of any such violation such violation shall be subject for a maximum term fixed by the court of not more

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than one year, or by a fine in an amount fixed by the court of not more than five thousand dollars, or by both such imprisonment and fine.