

CITY OF BUCKLEY, WASHINGTON

ORDINANCE NO. 09-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTERS 16.06 OF THE BUCKLEY MUNICIPAL CODE ENTITLED "BUILDING CODE" TO BE CONSISTENT WITH THE WASHINGTON STATE BUILDING CODE ACT, AND FIXING A DATE WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City Council must update the provisions relating to BMC 16.06 the City Building Code to be consistent with RCW 19.27 effective June 7, 2018; and

WHEREAS, Ordinance 04-21 amended the City's Building Code; and

WHEREAS, Ordinance 04-21 contained a typographic error with respect to fire sprinkler requirements; and

WHEREAS, the Building Official has recommended a higher wind speed exposure requirement in Table R301.2(1) Climatic and Geographic Design Criteria; and

WHEREAS, the SEPA Responsible Official determined that adoption of this ordinance is categorically exempt as a procedural action under WAC 197-11-800(19); and

WHEREAS, the City Council desires to amend Chapters 16.06 of the Buckley Municipal Code to comply with RCW 19.27 and correct the above mentioned issues; now, therefore,

THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 16.06 of the Buckley Municipal Code entitled "Building Code" is hereby repealed in its entirety and replaced with the following:

**Chapter 16.06
BUILDING CODE**

Sections:

- 16.06.002** International codes – Adopted by reference.
- 16.06.004** Section 101 – General.
- 16.06.006** Section 103 – Department of building safety.
- 16.06.008** Section 105 – Permits.
- 16.06.010** Section 105.3.2 – Time limitation of application.
- 16.06.012** Section 105.5 – Expiration.
- 16.06.014** Section 105.8 (R105.10) – Business license required
- 16.06.016** Section 107 – Submittal documents.

- 16.06.018 Section 108 – Temporary structures and uses.
- 16.06.020 Section 109 – Fees.
- 16.06.022 Section 109.4 – Work commencing before permit issuance.
- 16.06.024 Section 109.6 – Refunds.
- 16.06.026 Section 110 – Inspections.
- 16.06.028 Section 111 – Certificate of occupancy.
- 16.06.030 Section 111.2 – Certificate issued.
- 16.06.032 Section 111.3 Temporary occupancy.
- 16.06.034 Section R403.1.1 Minimum size of footing/foundations.
- 16.06.036 Sections R405 Foundation drainage and R405.1 Concrete or Masonry foundations.
- 16.06.038 Violations and penalties.

16.06.002 International codes – Adopted by reference.

Pursuant to RCW 35A.12.140, and as adopted and amended by the State Building Code Council in Chapter 51-50 WAC, the following codes of technical regulations are adopted by this reference as if fully set forth, subject to the modifications or amendments set forth in this chapter, and with the exception of those provisions of the codes set forth in this chapter; provided, that the Building and Planning director or building official at any time may adopt any subsequent or amended versions of the following codes without further action by the city council, such that the most current version of the regulations remains in effect:

- A. The International Building Code, published by the International Code Council, is hereby adopted by reference with the exceptions noted in Chapter 51-50 WAC. Chapter 1 and Appendices E, F, H, I and J are included in the adoption of the International Building Code.
- B. The International Residential Code as published by the International Code Council is hereby adopted by reference, with the exceptions noted in Chapter 51-51 WAC and with the following additions, deletions, and exceptions: provided, that Chapters 11 and 25 through 43 of this code are not adopted. Appendix F Radon Control Methods, Appendix G Swimming Pools, Spas and Hot Tubs, Appendix U Dwelling Unit Fire Sprinkler Systems, and Appendix V Fire Sprinklers, are included in adoption of the International Residential Code subject to the following exception for Appendices U and V:

Exception: Detached one-family dwellings with less than 5,000 square feet of livable space; provided, any new addition to an existing residential structure shall only be required to sprinkle the new area when the total livable space exceeds 5,000 square feet and the percentage of new area is 40% or more of the original square feet of livable space.

- C. The 2018 Washington State Residential and Commercial Energy Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in Chapter 51-52 WAC.
- D. The International Mechanical Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in Chapter 51-52 WAC.
- E. The Uniform Plumbing Code, including Appendices A, B, and I, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference with the exceptions noted in Chapter 51-56 WAC.

- F. The International Property Maintenance Code, published by the International Code Council, is hereby adopted by reference.
- G. The International Existing Building Code, published by the International Code Council, is hereby adopted by reference.
- H. The International Fuel Gas Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in Chapter 51-52 WAC.
- I. Minimum Design Requirements. The following climatic and geographic design criteria are adopted pursuant to Section R301.2 of the International Residential Code.

Table R301.2(1) Climactic and Geographic Design Criteria	
Ground Snow Load:	30 psf
Wind Speed (mph):	120 – exposure B and C
Seismic Design Category:	D2
Subject to Damage from Weathering:	Moderate
Frost Line Depth:	18 inches
Termite:	Slight to Moderate
Decay:	Slight to Moderate
Winter Design Temperature:	26 degrees Fahrenheit
Ice Shield Underlayment Requirement:	No
Flood Hazards:	1995 Flood Firm
Air Freezing Index:	250
Mean Annual Temperature:	45 degrees Fahrenheit
Basic Wind Speed:	Assigned value is 120 with 3-second gust (V_{ult})

16.06.004 Section 101 – General.

Section 101 of Chapter 1 of the 2018 International Building Code is hereby amended to read:

101.4.4 Property maintenance. The provisions of the Uniform Housing Code, Chapters 10,11,14 and 15 shall apply to existing residential structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

16.06.006 Section 103 – Department of building safety.

Section 103 of Chapter 1 of the 2018 International Building Code is hereby amended to read:

103.1 Creation of enforcement agency. The Building and Planning Department is hereby created. The Director of Building and Planning or his/her designee is hereby designated the Building Official.

16.06.008 Section 105 – Permits.

Section 105 of Chapter 1 of the 2018 International Building Code is hereby amended to read:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions

for this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar residential uses, and one-story detached agricultural buildings provided the usable area of either type structure does not exceed 120 square feet. Exemption from a building permit does not include electrical, plumbing or mechanical installation and does not authorize any work to be done in violation of laws or ordinances including but not limited to planning, zoning and setback requirements.
2. Fences not over 6 feet high.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Prefabricated swimming pools accessory to a Group R-3 occupancy that do not exceed 5,000 gallons and are installed entirely above ground.
7. Swings and other playground equipment accessory to detached one- and two-family dwellings.
8. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
9. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4 of the International Residential Code.

16.06.010 Section 105.3.2 – Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension may be requested verbally or in writing and justifiable cause demonstrated. In no case shall permit be extended beyond two years from the date of initial application.

16.06.012 Section 105.5 – 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, one extension of time, for periods not more than 180 days. Work shall be considered abandoned if an inspection has not been recorded and approved within 180 days. Before such work can be recommenced, a new permit shall be obtained. The fee shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made to the original plans

and specifications and the suspension or abandonment has not exceeded one year. When plan review is not required by the building official the fee shall not include the plan review portion of the full permit fee. In order to renew a permit suspended or abandoned for more than one year, the permittee shall pay a new full permit fee unless the project has had an approved rough frame, rough electrical, rough mechanical and rough plumbing inspection. In this case the building official may, on a case-by-case basis, waive the requirement for plans and the renewal fees shall be 25 percent of the full permit fee. When plan review is not required by the building official the fee shall not include the plan review portion of the full permit fee. A notice of code violation may be recorded when a building permit is expired.

16.06.014 Section 105.8 (R105.10) – Business license required.

Section 105.8 (R105.10). The following paragraph shall be added to this section:

All contractors and sub-contractors shall have a valid and current business license to conduct business within the City of Buckley pursuant to Chapter 6.04 BMC of the Buckley Municipal Code and shall have a valid and current contractor's license and registration with the State of Washington, Department of Labor and Industries, prior to commencing any actual construction work within the City of Buckley.

16.06.016 Section 107 – Submittal documents.

Section 107 of Chapter 1 of the 2018 International Building Code is hereby amended to read:

107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

16.06.018 Section 108 – Temporary structures and uses.

Section 108 of Chapter 1 of the 2018 International Building Code is hereby not adopted in the building code of the city of Buckley.

16.06.020 Section 109 – Fees.

Section 109 of Chapter 1 of the 2018 International Building Code is hereby amended to read:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following schedules.

- A. Plumbing. Fees for plumbing permits and related inspections shall be as set forth in Table 108.2-A below:

Table 108.2-A

PLUMBING PERMIT FEE SCHEDULE

- | | | |
|----|--------------------------------------|----------|
| 1. | For issuing each permit | \$100.00 |
| 2. | For issuing each supplemental permit | \$20.00 |

Unit Fee Schedule

(in addition to items 1 and 2 above)

- | | | |
|-----|---|----------|
| 3. | For each plumbing fixture on one trap or a set of fixtures on one trap
(including water, drainage piping and backflow protection therefor) | \$15.00 |
| 4. | For each water heater and/or vent | \$10.00 |
| 5. | For each industrial waste pretreatment interceptor including its trap and vent,
except kitchen-type grease interceptors functioning as fixture traps | \$10.00 |
| 6. | For each installation, alteration or repair of water piping and/or water treating
equipment, each | \$15.00 |
| 7. | For each repair or alteration of drainage or vent piping, each fixture | \$10.00 |
| 8. | For each backflow protective device other than atmospheric-type vacuum
breakers: | |
| a. | Two-inch (51-mm) diameter and smaller | \$10.00 |
| b. | Over two-inch (51-mm diameter) | \$15.00 |
| 9. | For medical gas piping system serving one to five inlet(s)/outlet(s) | \$50.00 |
| 10. | For each additional medical gas inlet(s)/outlet(s) | \$5.00 |
| 11. | For the complete water distribution and drain waste and vent system installed
concurrently with the initial construction of a single-family dwelling, and each
unit in a duplex | \$200.00 |

- B. Mechanical. Fees for mechanical permits and related inspections shall be as set forth in Table 108.2-B below:

Table 108.2-B

MECHANICAL PERMIT FEE SCHEDULE

1.	For the issuance of each permit	\$100.00
2.	For issuing each supplemental permit	\$15.00

Unit Fee Schedule**(in addition to items 1 and 2 above)**

3.	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance up to and including 100,000 Btu/h	\$25.00
4.	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to each appliance over 100,000 Btu/h	\$28.20
5.	For the installation or relocation of each floor furnace, including vent	\$25.00
6.	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$25.00
7.	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$15.00
8.	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or evaporative cooling system, including installation of controls regulated by this code	\$15.00
9.	For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system including 100,000 Btu/h	\$14.70
10.	For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h and including 500,000 Btu/h	\$27.15
11.	For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	\$37.25
12.	For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	\$55.45
13.	For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h	\$92.65
14.	For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto	\$10.65

Note: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.

15.	For each air-handling unit over 10,000 cfm	\$18.10
16.	For each evaporative cooler other than portable type	\$10.65
17.	For each ventilation fan connected to a single duct	\$7.25
18.	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$10.65
19.	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$15.00
20.	For the installation or relocation of each domestic-type incinerator	\$18.20
21.	For the installation or relocation of each commercial- or industrial-type incinerator	\$14.50
22.	For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$15.00
23.	Permit fees for fuel gas piping shall be as follows:	
a.	For gas piping system of one to four outlets	\$20.00
b.	For gas piping system of five or more outlets, each additional outlet	\$3.50
24.	Permit fees for process piping shall be as follows:	
a.	For hazardous process piping system (HPP) of one to four outlets	\$8.05
b.	For piping system of five or more outlets, each additional outlet	\$3.00
c.	For nonhazardous process piping system (NPP) of one to four outlets	\$3.25
d.	For piping system of five or more outlets, each additional outlet	\$3.00
25.	For the complete heating and ventilation system equipment, including state of Washington ventilation requirements and gas piping system if needed, installed concurrently with the initial construction of a single-family dwelling, and each unit in a duplex	\$200.00

C. Grading. Fees for grading permits, for review of grading plans, and for related inspections shall be as set forth in Chapter 16.01 BMC.

D. Factory-Assembled Structures. Notwithstanding any other provision of the Buckley Municipal Code, fees for installation of a factory-assembled structure, including structures meeting the requirements of Chapter 16.40 BMC for manufactured homes or designated manufactured homes, shall be \$1,000 per installation. Fees for building permits for structures attached to a factory-assembled structure, including, but not limited to, garages that are not structurally dependent upon the factory-assembled structure for support, shall

be as noted above for building permits based on valuation of construction. Where a conflict exists between the fee noted here and fees described in other titles of the Buckley Municipal Code, the fee noted here shall apply. Factory-assembled structures constructed prior to June 15, 1976, shall be required to undergo inspection and approval by the State of Washington, Department of Labor and Industries, prior to issuance of the installation permit.

- E. Energy Code (REC). Fees for review of plans and inspection of the construction work related to sections of the Washington State Energy Code that prescribe requirements for residential buildings, previously referred to as the Residential Energy Code (REC), shall be \$100.00 per application.
- F. Energy Code (NREC). Fees for review of plans and inspection of the construction work related to sections of the Washington State Energy Code that prescribe requirements for nonresidential buildings, previously referred to as the Non-Residential Energy Code (NREC), shall be as set forth in the following table. This fee shall not be applied to mechanical permits where mechanical equipment is being replaced with equipment of the same fuel source as the existing equipment.

TOTAL VALUATION	NREC FEE
\$1 to \$20,000	\$100.
\$20,001 to \$300,000	\$100 for the first \$20,000 plus \$1.50 for each additional \$1,000 or fraction thereof, to and including \$300,000.
\$300,001 to \$800,000	\$520 for the first \$300,000 plus \$0.75 for each additional \$1,000 or fraction thereof, to and including \$800,000.
\$800,001 to \$1,020,000	\$895 for the first \$800,000 plus \$0.50 for each additional \$1,000 or fraction thereof, to and including \$1,020,000.
\$1,020,001 or more	\$1,005 maximum.

109.3 Building permit valuations. The determination of value or valuation under any of the provisions of this code shall be made by the building official and shall be based on valuation data supplied periodically by the International Code Council or market value based on local assessment ratios or any other data as may be available to the building official for review. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

EXCEPTION: The building official shall determine the valuation when no applicable data is available.

16.06.022 Section 109.4 – Work commencing before permit issuance.

Any person who commences any work for which a permit is required before obtaining the necessary permits shall be subject to an investigation fee. The investigation fee shall be in addition and equal to the amount of the permit fee required by this code. The minimum investigation fee shall be equal to the amount of the permit fee excluding the plan check fee set forth by the city of Buckley city council. The

payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

16.06.024 Section 109.6 – Refunds.

109.6 Refunds. The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. The building official may also authorize refunding of not more than 80 percent of the permit fee, excluding any plan review fees paid when no work has been done under a permit issued in accordance with this code. No refunds will be processed for permits 360 more days from date of expiration.

16.06.026 Section 110 – Inspections.

Section 110 of Chapter 1 of the 2018 International Building Code is hereby amended to read:

110.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place including all anchor bolts hold downs and related cast-ins. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when the work for which the inspection is requested is not complete or when corrections noted on previous inspection are not made.

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Re-inspection fees may be assessed when the inspection record card is not posted on the work site; the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection was requested, or for deviating from plans requiring approval of the building official. To obtain a re-inspection, the applicant shall pay the re-inspection fee in accordance with the fee schedule established by resolution of the Algona city council. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fees have been paid.

16.06.028 Section 111 – Certificate of occupancy.

Section 111 of Chapter 1 of the 2018 International Building Code is hereby amended to read:

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. For one- and two-family dwellings a building permit with an approved final inspection shall be considered the certificate of occupancy.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2, Group U occupancies or buildings which are accessory to one- and two-family dwellings.

16.06.030 Section 111.2 – Certificate issued.

Prior to requesting a final inspection, it shall be the duty of the holder of the building permit or their duly authorized agent to obtain approvals from all agencies identified on the certificate of occupancy routing form. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Building and Planning department, building inspection division, the building official shall issue a certificate of occupancy.

The certificate of occupancy shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.

11. If an automatic sprinkler system is provided, whether the sprinkler system is required.

12. Any special stipulations and conditions of the building permit.

16.06.032 Section 111.3 – Temporary occupancy.

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid is hereby amended to read:

The building official is authorized to issue a temporary certificate of occupancy. Only when all other agencies and departments have approved the final can the permit holder or authorize agent petition in writing request a temporary certificate of occupancy for 30 days, 60 days, but no longer than 90 days. The building official shall review the request for approval or changes to be made.

16.06.034 Section R403.1.1 – Minimum size footing/foundation.

Section R403.1.1 of the 2018 International Residential Code is hereby amended to read:

R403.1.1 Minimum size footing/foundation. Minimum sizes for concrete and masonry footings within the City of Buckley shall be 16 inches for 1 story structures, 18 inches for 2 story structures, 20 inches for 3 story structures or as set forth in Table R403.1 and Figure R403.1(1), but in no case shall footing widths be less than the minimums set forth unless a geotechnical analysis has been submitted and approved by the City demonstrating that less than the minimums listed can support the proposed loads. The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 6 inches (152 mm) in thickness. Footing projections, P, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figure R403.1(2), R403.1(3) and R403.1.3.2.

16.06.036 Sections R405 – Foundation drainage and R405.1 Concrete or masonry foundations.

Sections R405 Foundation Drainage and R405.12 Concrete or Masonry Foundations of the 2018 International Residential Code is hereby amended to read:

Provisions shall be made for the control and drainage of surface or standing water around buildings by installation of an approved rain drain system that is tightlined to an approved public stormwater conveyance system.

Adequate provisions shall be made to ensure that under-floor spaces remain free of running or standing water by the installation of drains or by installing structural fill material that lifts the foundation to level that is above the existing water table. At a minimum, such drains shall be installed around the perimeter of the building at the footings.

Additional drains may be required in the under-floor space. The drainpipes shall be sufficient size to adequately convey water to an approved public conveyance system but shall be a minimum size of four inches. Provisions shall be made to prevent the drainage system from becoming blocked by soil. The Building Official may waive the provisions of this section when soils appear to adequately drain the site and no water will stand or run under the building and the project is in compliance with adopted stormwater requirements.

16.06.038 Violations and penalties.

Section 2. If any provision of this ordinance is declared by any court of competent jurisdiction to be invalid, then such provision shall be null and void and shall be severable from the remaining provisions of this ordinance and shall in no way affect the validity of the other provisions of this ordinance.

Section 3. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law. A summary of this Ordinance may be published in lieu of publishing the ordinance in its entirety.

Passed by the City Council on the 28th day of June 2022.


Mayor Beau Burkett

Attest


Treva Percival, City Clerk

APPROVED AS TO FORM:


Phil Olbrechts, City Attorney

PUBLISHED: 7-6-2022
EFFECTIVE: 7-11-2022