

**CITY OF BUCKLEY, WASHINGTON**

**ORDINANCE NO. 25-16**

**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 which went into effect on July 1, 2016, and replacing the Board of Appeals with the Hearing Examiner 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 July 1, 2016; and

**WHEREAS**, a SEPA determination of non-significance (DNS) was issued by the Responsible Official on October 19, 2016 pursuant to BMC 12.04 and WAC 197-11-259. Comment period for the DNS expired on November 9, 2016; and

**WHEREAS**, the City Council desires to amend Chapters 16.06 of the Buckley Municipal Code to comply with RCW 19.27; 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**Section 1.** Chapter 16.06 of the Buckley Municipal Code entitled “Building Code” is hereby repealed in its entirety and replaced with the following: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 CODES**

Sections:

- 16.06.010 Adoption of building codes.
- 16.06.020 Administration, permits, and fees.
- 16.06.030 Violations and penalties.
- 16.06.040 Savings clause.
- 16.06.050 Severability.

**16.06.010 Adoption of building codes.**

All building and building-related codes as currently adopted, or as shall be adopted in future enactments by the state of Washington pursuant to RCW 19.27.031, together with all amendments as currently enacted, or as shall be enacted by the state of Washington, are hereby adopted as, and are herein referred to as, the building codes for the city of Buckley; provided, that all additions, deletions, and amendments as set forth in this title are also adopted.

The current building codes as of July 1, 2016, for the city of Buckley include the following:

(1) The 2015 International Building Code as published by the International Code Council, and as amended by Chapter 51-50 WAC, is adopted by reference and incorporated herein as if fully set forth, including:

- (a) Appendix C, Group U Agricultural Buildings;
- (b) Appendix J, Grading.

(2) The 2015 International Residential Code as published by the International Code Council and as amended by Chapter 51-51 WAC, is adopted by reference and incorporated herein as if fully set forth, including:

- (a) Appendix A (IFGC), Sizing and Capacities of Gas Piping;
- (b) Appendix B (IFGC), Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use and Type B Vents;
- (c) Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;
- (d) Appendix F, Radon Control Methods
- (e) Appendix G, Swimming Pools and Hot Tubs;
- (f) Appendix J, Existing Buildings and Structures;
- (g) Appendix M, Home Day Care R-3 Occupancy;
- (h) Appendix Q, Dwelling Unit Fire Sprinkler Systems
- (i) Appendix R, Technical Installation Standards;
- (j) Appendix S, Fire Sprinklers;

is hereby adopted as amended.

(3) The 2015 International Mechanical Code as published by the International Code Council, as amended by Chapter 51-52 WAC, is adopted by reference and incorporated herein as if fully set forth, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (International Fuel Gas Code).

(4) The 2015 International Property Maintenance Code (i.e., repair, alteration, change of occupancy, addition, and relocation of existing buildings), published by the International Code Council, is adopted by reference and incorporated herein as if fully set forth.

(5) The 2015 International Fire Code as published by the International Code Council, and as amended by Chapter 51-54A WAC, is adopted by reference except as amended by Chapter 16.24 BMC.

(6) The 2015 National Fuel Gas Code, NFPA 54, published by the National Fire Protection Association, and amended by Chapter 51-52 WAC.

(7) The 2014 Liquefied Petroleum Gas Code, NFPA 58, published by the National Fire Protection Association, and amended by Chapter 51-52 WAC.

(8) The 2014 National Fuel Gas Code, NFPA 54, published by the International Code Council, and amended by Chapter 51-52 WAC.

(9) The 2015 Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials, and amended by Chapters 51-56 and provisions of such code affecting sewers of fuel gas piping or venting and combustion air of fuel fired appliances, are adopted; and further provided, that the following appendices are included:

- (a) Appendix A, Pipe Sizing;
- (b) Appendix B, Notes on Combination Waste/Venting;
- (c) Appendix I, Installation Standards.

(10) The current edition of the Washington State Energy Code, as adopted by the State Building Code Council in Chapter 51-11c WAC.

(11) All amendments, supplements, modifications, exclusions, exemptions, and additions to the codes identified in subsections (1) through (10) of this section adopted by the Washington State Building Code Council, and published in WAC Title 51, including, but not limited to, Chapters 51-11, 51-13, 51-50, 51-51, 51-52, 51-54, 51-56 and 51-57 WAC.

**16.06.020 Administration, permits, and fees.**

Chapter 1 of the 2015 International Building Code and Chapter 1 of the 2015 International Residential Code are hereby amended by the following additions, deletions, and exceptions. Section numbers referenced here are to the 2015 International Building Code with the 2015 International Residential Code referenced by "R" and the section number in parentheses. Notwithstanding these section numbers referenced from the current codes, all additions, deletions, and exceptions as noted herein shall apply to all future codes adopted by the state of Washington and thence adopted as the building codes for the city of Buckley.

(1) Section 105.1.1, Annual permit. Delete this entire subsection. Annual permits shall not be issued within the city of Buckley.

(2) Section 105.1.2, Annual permit records. Delete this entire subsection. Annual permit records shall not be valid within the city of Buckley.

(3) Section 105.2, Work exempt from permit.

(a) Building: Item 1 is deleted and 9 and 11 are hereby amended to read as follows:

9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 48" (1,219 mm) deep, do not exceed 10,000 gallons (37,850 L) and are installed entirely above ground.

11. Swings and other playground equipment.

(4) Section (R105.2), Work exempt from permit.

(a) Building: Items 1 and 7 are hereby amended to read as follows, and Items 11, 12, and 13 are hereby added to (R105.2):

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (18.58 m<sup>2</sup>).

7. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 48" (1,219 mm) deep, do not exceed 10,000 gallons (37,850 L) and are installed entirely above ground.

11. Radio, television antennas or antenna towers of light weight construction intended for domestic use only, and not to exceed forty-five (45) feet in height.

12. Amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides, similar devices, and accessory structures whose use is necessary for operation of such amusement devices and structures, any accessory structure included in the provisions of this subsection shall be limited to a cover or roof over each device; but shall not include any storage building or detached structure which is not an integral part of the device.

13. Residential re-roofs and exterior siding where no structural alterations are made.

(5) Electrical. This entire subcategory, including repairs and maintenance, radio and television transmitting devices, and temporary testing systems, is hereby deleted. All electrical permits and permit exemptions shall be as set forth by the State of Washington, Department of Labor and Industries.

(6) 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 Title 6 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.

(7) Section 108.2 (R108.2), Schedule of permit fees.

(a) Building. Fees for building permits and related inspections shall be as set forth in Table 1-A from the 1997 Uniform Building Code as published by the International Conference of Building Officials (ICBO). The valuation of construction used for the calculation of the building permit fee from Table 1-A shall be based on the building valuation data as published in the Building Safety Journal by the International Code Council, Inc., or shall be as determined by the building official to reflect 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 equipment. The fees for building permits and related inspections shall be updated on January 1st of each year and shall incorporate changes from the building valuation data as published in the Building Safety Journal by the International Code Council, Inc., except that those mathematical formulas presented in the building valuation data which calculate fees shall not be incorporated or adopted.

(b) Plan Review. Fees for review and examination of required construction plans and/or construction data shall be calculated at 65 percent of the building permit fee as set forth in Table 1-A from the 1997 Uniform Building Code as published by the International Conference of Building Officials (ICBO). These plan review fees shall be in addition to the building permit fee and shall be payable at the time of first submittal of plans together with a completed application for permit. The building official may have the option to charge a deposit in lieu of the full plan review fee if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance.

(8) Section 109.4.1 (R108.6.1), Investigation Fees: Work without a Permit.

(1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

(2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by the code. The minimum investigation fee shall be the same as the minimum fee set forth in the adopted code. Payment of the investigation fee does not vest the illegal work with any legitimacy, nor does it establish any right to a city of Buckley permit for continued development of the project. If the work done remains illegal for 90 days after service of the stop work order, it shall be considered hazardous and abated pursuant to Chapter 1.12 BMC.

(3) The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the code nor from any penalty prescribed by law.

(9) Section 109.6.1 (R108.5.1), Fee Refunds. The building official may authorize the refunding of: 100 percent of any fee erroneously paid or collected; up to 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code; and/or up to 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before plan reviewing is done.

(10) IRC Section R110.3 Deleted, Certificate Issued. Section R110.3 is hereby deleted.

(11) IBC Section 110.3.1 Amended. Section 110.3.1 is hereby amended to read as follows:

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. 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 C94, the concrete need not be on the job. The Building Official or his/her designee shall have no duty to independently verify or establish lot lines or setback lines. No such duty is created by this chapter, and none shall be implied. The location of lot lines and/or setback lines at a development and construction related thereto shall be the responsibility of the applicant/owner.

(12) IRC Section R109.1.1 Amended, Foundation Inspection. Section R109.1.1 is hereby amended to read as follows:

R109.1.1 Foundation inspection. Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. The Building Official or his/her designee shall have no duty to verify or establish lot lines or setback lines and none shall be implied. The location of lot lines and/or setback lines at a development and construction related thereto shall be the responsibility of the applicant/owner.

(13) Section 111.1 Amended, Use and occupancy. Sections 111.1 and R110.1 are hereby amended to read as follows:

111.1 Use and occupancy. The building official shall not issue a certificate of occupancy until approval has been obtained from all City of Buckley departments and divisions and from all State of Washington and Federal agencies having jurisdiction or authority over the building project. The finance director, or currently designated person responsible for finances and accounting, of the City of Buckley is

authorized and directed to deny any requests for utility services, including, but not limited to, electrical service, natural gas service, solid waste removal, water service, and sewer service, on a permanent-user basis, unless the applicant demonstrates that the building for which such service is requested has been issued a certificate of occupancy or temporary certificate of occupancy by the building official. Provisional utility services may be provided to the extent necessary for construction of the building prior to issuance of such a certificate so long as the building is not used or occupied. The inspection card for single family residence is the certificate of occupancy at time of final.

(14) IBC Section 111.3 Amended. Section 111.3 is hereby amended to read as follows:

111.3 Temporary occupation. 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. The Building Official may accept an instrument of financial security acceptable to the City that has been posted with the City for unfinished portions of the work.

(15) IBC Section 111.5 Added, Financial Security. Section 111.5 is hereby added to read as follows:

111.5 Financial security. Financial security means a method of providing surety of financial performance and may include provision of a bond, assignment of savings, letter of credit or other financial guarantee acceptable to the City. The financial security shall be in the amount equal to 150 percent of the estimated costs for completion of the work covered by the security. All such secured work shall be completed within six months of the date of the issuance of the certificate of occupancy. One six month extension may be granted by the bonding officer if necessary to complete the work.

(16) IBC Section 111.6 Added, Violation of Requirements for Certificate of Occupancy. Section 111.6 is hereby added to read as follows:

111.6 Violation of requirements of certificate of occupancy. The City Council affirms that the issuance of any certificate of occupancy is of vital importance in the safeguarding of live safety, property safety and health of occupants of any structure; and further, that the enforcement of all City development regulations is of vital importance to the City's economic vitality and the public good. Any person allowing a building to be occupied without a certificate of occupancy first being issued as required by this Chapter shall be in violation of this title and subject to penalties under the provisions of BMC 16.70.

(17) IRC Section R110.1 Amended, Use and Occupancy. Section R110.1 is hereby amended to read as follows:

R110.1 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 performed and approved a final inspection. A final inspection for occupancy shall not be construed as approval of violation of the provisions of this code or of other ordinances of the jurisdiction. Final inspections presuming to give authority to violate or cancel the provisions of the code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

a. Final Inspections are not required for work exempt from permits under Section R105.2.

(18) Section 113.1 (R112.1) Repealed. , General. Section 113.1 (R112.1) is hereby repealed. Permit decisions made by the building official shall be subject to the review and appeal process outlined in Chapter

20.01 BMC. Formal building code interpretations made by the building official shall be considered a Type A1 decision under Chapter 20.01 BMC for purposes of appeal rights and responsibilities.

(19) IRC Appendix S Amended. Appendix S Subsection AS107.1 of the IRC is hereby amended to read as follows:

AS107.1 Fire sprinklers. An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix R.

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 5000 square feet and the percentage of new area is 40% or more of the original square feet of livable space.

(20) 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)                                       | \$9.00   |
| 4. For each water heater and/or vent  | \$9.00   |
| 5. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps                             | \$7.00   |
| 6. For each installation, alteration or repair of water piping and/or water treating equipment, each  | \$9.00   |
| 7. For each repair or alteration of drainage or vent piping, each fixture   | \$9.00   |
| 8. For each backflow protective device other than atmospheric type vacuum breakers:   |          |
| a. 2 inch (51 mm) diameter and smaller  | \$9.00   |
| b. over 2 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 |

(21) 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 |
| <i>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.</i> |         |
| 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

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

(23) 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.

(24) 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.

(25) 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	\$100.00
\$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.

(26) Table (R301.2(1)), Climatic and Geographic Design Criteria, is hereby added to read as follows:

**Table R301.2(1)**

**Climatic and Geographic Design Criteria**

Ground Snow Load:	25 psf
Wind Speed (mph):	85 – exposure “B” and “C”
Seismic Design Category:	D1
Subject to Damage From Weathering:	Moderate
Frost Line Depth:	16 inches
Termite:	Slight to Moderate
Decay:	Slight to Moderate
Winter Design Temp.:	26 Degrees Fahrenheit
Ice Shield Underlayment Req.:	No
Flood Hazards:	1980 Flood Insurance Rate Map
Air Freezing Index:	1500
Summer Design Temp.:	83 Degrees Fahrenheit

(27) Section (R403.1.1), Minimum size, is hereby amended to read as follows:

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.

(28) Sections (R405), Foundation Drainage, and (R405.1), Concrete or masonry foundations, are hereby amended to read as follows:

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.

**16.06.030 Violations and penalties.**

A person who fails to comply with the requirements of this chapter, who fails to conform to the terms of a permit, or who undertakes new development without first obtaining a valid building permit from the city of Buckley shall be subject to the violation and penalty provisions of Chapter 16.70 BMC.

**16.06.040 Savings clause.**

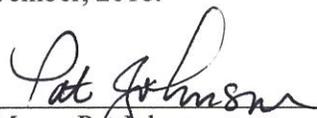
Nothing contained in any provision of this chapter shall apply to an offense charged at any time prior to the date upon which this chapter is effective. Any such offense shall be punished according to the provision of the ordinances or other laws in effect when such offense was charged in the same manner as if this chapter had not been enacted.

**Section 2.** Chapter 16.60 BMC is hereby repealed.

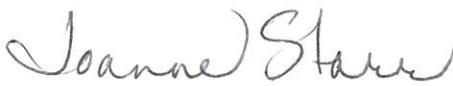
**Section 3.** If any provision of this ordinance is declared by any court of competent jurisdiction to be invalid, then such provision shall be null and void and shall be severable from the remaining provisions of this ordinance, and shall in no way affect the validity of the other provisions of this ordinance.

**Section 4.** 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.

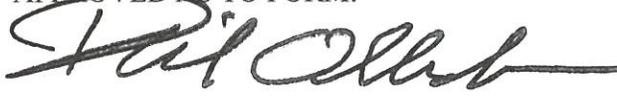
Passed by the City Council on the 22<sup>nd</sup> day of November, 2016.

  
Mayor Pat Johnson

Attest:

  
Joanne Starr, City Clerk

APPROVED AS TO FORM:

  
Phil Olbrechts, City Attorney

PUBLISHED: November 30, 2016  
EFFECTIVE: December 5, 2016