

AN ORDINANCE OF THE COUNTY OF WALLA WALLA REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHTS, AREA AND MAINTENANCE OF ALL BUILDING AND/OR STRUCTURES IN THE UNINCORPORATED AREA OF WALLA WALLA COUNTY, STATE OF WASHINGTON: ADOPTING THE STATE BUILDING CODE: PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTING FEES THEREFORE: PROVIDING PENALTIES FOR THE VIOLATION THEREOF: REPEALING ORDINANCE NO. 160 AND ALL OTHER ORDINANCES AND/OR RESOLUTIONS AND PARTS OF ORDINANCES AND/OR RESOLUTIONS IN CONFLICT HERewith.

The Board of County Commissioners of the County of Walla Walla does ordain as follows:

#### CHAPTER I - TITLE AND SCOPE

SECTION 1.01 This ordinance shall be known as the Walla Walla County Building Code and may be cited as such and will be referred to herein as "this code."

SECTION 1.02 There is hereby adopted by the County of Walla Walla, State of Washington, the State Building Code, as authorized by Chapter 76, Laws of 1979, First Extraordinary Session, consisting of the following codes, amended to the 1982 Edition, and statutes which are hereby adopted by reference.

- A) Uniform Building Code, 1982 Edition, together with Appendix Chapters 7, 11, 32, 38, and 49, and Uniform Building Code Standards, 1982 Edition, as published by the International Conference of Building Officials, amending the same as follows:

- (1) Section 304(a) Permit Fees, of the 1982 Uniform Building Code is amended to read as follows:

(a) Permit Fees: The fee for each permit shall be as set forth in Table No. 3-A.  
The determination of valuation shall be based on the Average Building Valuation Data, published in the 1983 January-February issue of "Building Standards" magazine.

Exceptions: The Building Official may make necessary adjustments to the square foot costs to reflect local building costs, but may in no case exceed the average building valuation data.

The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

- (2) Section 1707(b) Flashing and Counter Flashing, of the 1982 Uniform Building Code is amended to read as follows:

(b) Flashing and Counter Flashing. Exterior openings exposed to the weather shall be flashed in such a manner as to make them weather proof.

At all locations exposed to the weather where concrete steps and/or landings or sidewalks are placed against wood siding and/or sheathing, flashing of not less than No. 26 U.S. Gauge corrosion-resistant metal or 30 lb. saturated rag felt paper shall be installed in such a manner as to prevent entrance of moisture next to the siding, sheathing or framing.

All parapets shall be provided with coping of approved materials. All flashing, counterflashing and coping, when of metal, shall be of not less than No. 26 U.S. gauge corrosion-resistant metal.

- (3) Section 2305(d), Snow Load of the 1982 Uniform Building Code is amended to read as follows:

(d) Snow Loads. Snow loads full or unbalanced shall be considered in place of loads set forth in Table No. 23-c, where such loading will result in large members or connections.

Potential accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Snow loads for Walla Walla County shall be thirty (30) pounds per square foot.

Exceptions: The snow loads for agricultural buildings shall be twenty (20) pounds per square foot. For the purpose of this section, an agricultural building shall be defined as follows: A structure designed, and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. Also, that this structure shall not be attached to a building used for human habitation.

Snow loads in excess of twenty (20) pounds per square foot may be reduced for each degree of pitch over 20 degrees by Rs as determined by the following formula:

$$R_s = \frac{S}{40} - 1/2$$

Where:

R<sub>s</sub> = Snow load reduction in pounds per square foot per degree of pitch over 20 degrees.

S - Total snow load in pounds per square foot.

- (4) Section 2907(a) General of the 1982 Uniform Building Code is amended to read as follows:

(a) General. Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry concrete or treated wood in conformance with U.B.C. Standard No. 29-3 and in all cases shall extend at least twelve (12) inches below the existing natural grade, and twenty-four (24) inches below the finish grade.

Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least six (6) inches above the adjacent finish grade.

Exception: Buildings classed in Group M, Division 1, not used for human occupancy nor attached to buildings used for human occupancy, and not more than 1000 square feet in area or one story in height, may be placed on a slab on grade with the edge thickened to twelve (12) inches deep by twelve (12) inches wide.

B) Uniform Mechanical Code, 1982 Edition together with Appendix B, Chapter 21 and 22 as published by the International Conference of Building Officials, amending the same as follows:

(1) Section 304(a) Permit Fees, of the 1982 Uniform Mechanical Code is amended to read as follows:

(a) Permit Fees. Every applicant for a mechanical permit to do work regulated by this code shall pay for each permit, the fee as set forth in Table 3-A; provided that in the construction of new buildings or structures where the valuation of the mechanical work is included in calculation of the building permit fee and plan review fee, no additional fee shall be required.

(2) Table No. 3-A Mechanical Permit Fees, of the 1982 Uniform Mechanical Code, is amended as follows:

Delete Item No. 6 of the Unit Fee Schedule.

(3) Section 913(b) Gas Venting into Existing-Masonry Chimneys, Paragraph 4, of the 1982 Uniform Mechanical Code, is amended as follows:

(a) Automatically controlled gas appliances connected to a chimney which also serves equipment burning liquid fuel shall be equipped with an automatic pilot. A gas appliance vent connector and a chimney connector from an appliance burning another liquid fuel may be connected into the same chimney through separate openings, provided the gas appliance is vented above the other fuel-burning appliance, or both may be connected through a single opening if joined by a suitable fitting located at the chimney. If two or more openings are provided into one chimney, they should be at different levels so that no portion of one inlet is in the same horizontal plane as the other inlet. The venting of a gas or liquid burning appliance and a solid fuel appliance into the same chimney is prohibited.

(4) Section 915(b), 2 I. Fireplace Connection, of the 1982 Uniform Mechanical Code is amended as follows:

I. Fireplace Connection. A chimney connector shall not be connected to a chimney flue serving a fireplace unless the fireplace opening is sealed or the chimney flue which vents the fireplace is permanently sealed below the connection.

Solid fuel burning appliances shall not be inserted into or vented through an existing masonry fireplace, except as follows:

(1) Solid fuel burning appliances may be vented into the flue of an existing masonry fireplace from the room side of the flue, above the existing fireplace damper providing that damper is fixed/sealed in the closed position.

(2) Any solid fuel burning appliance that is vented through or inserted into an existing fireplace opening shall be installed with a direct flue connection extending above the smoke shelf.

The existing fireplace damper shall be removed or secured in an open position. A steel closure panel, not less than 24 gauge, shall be secured in place below the damper with bolts or other approved mechanical fastening devices. The edges shall be sealed with a high temperature cement.

Exception: Fireplace inserts listed for installation with closure panels around the appliance at the fireplace opening need not have a direct flue connection, unless required by the terms of the listing.

(3) Where a direct flue connection is utilized, provision shall be made for access to the chimney for cleaning by installing an airtight cleanout above the smoke shelf. The cleanout may be omitted if the insert is designed for easy removal for cleaning.

(4) Listed inserts shall be installed in accordance with the terms of the listing.

(5) Inserts shall not be used with a factory-built metal fireplace, unless terms of the listing allows such use.

(6) Any appliance installed in front of or inserted into an existing fireplace must be clear of combustible projections, such as mantels, bookcases, special trim, and the like by at least 36" or protected by an approved heat shield, unless specifically listed otherwise.

(7) The firebox and the chimney of an existing masonry fireplace shall be cleaned and inspected to the satisfaction of the Building Official prior to installing any insert-type appliance.

- C) Uniform Fire Code, 1982 Edition together with Appendices I-B, II-A, II-B, II-C, II-D, III-A, III-B, III-C, IV-A, V-A, and VI-A; and Uniform Fire Code Standards, 1982 Edition as published by the International Conference of Building Officials and the Western Fire Chiefs Association; provided, that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles.

- D) Uniform Plumbing Code, 1982 Edition together with Appendices A, B, C, D, G and H and IAMP Installation Standards as published by the International Association of Plumbing and Mechanical Officials, together with the following amendments; provided, that notwithstanding any wording in this code, nothing in this code shall apply to the installation of any gas piping, gas water heater, or vents for gas water heaters.

- (1) Part 1, Administration Cost of Permit, Section 20.7 of the 1982 Uniform Plumbing Code is amended as follows:

20.7 Every applicant for a plumbing permit to do work regulated by this code shall pay for each permit, the fee as set forth in the Schedule of Fees; provided that in the construction of new buildings or structures where the valuation of the mechanical work is included in calculation of the building permit fee and plan review fee, no additional fee shall be required. Any person who shall commence any work for which a permit is required by the Plumbing Code without first having obtained a permit, therefore shall, if subsequently permitted to obtain a permit, pay double the permit fee for such work, provided, however, that this provision shall not apply to emergency work where it is not practical to obtain a permit before commencement of the work.

#### SCHEDULE OF FEES

For issuing each permit.....	\$10.00
In addition -	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefor).....	2.00
For each building sewer and each trailer park sewer..	5.00
Rainwater systems-per drain (inside building).....	2.00
For each cesspool.....	5.00
For each industrial waste pre-treatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps.....	2.00
For installation, alteration or repair of water piping and/or water treating equipment.....	2.00
For repair or alteration of drainage or vent piping.	2.00
For each lawn sprinkler system on any one meter, including backflow protection devices therefor.....	2.00
For vacuum breakers or backflow protection devices on tanks, vats, etc. or for installation on unprotected plumbing fixtures, including necessary water piping - one (1) to four (4).....	2.00
Five (5) or more, each.....	.50

- (2) Section 401 - Materials, Subsection (a), of the 1982 Uniform Plumbing Code is amended to read as follows:

#### Section 401 - Materials

(a) Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, ABS, PVC,



extra strength vitrified clay pipe, or other approved materials having a smooth and uniform bore except that;

(1) No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches (152.4mm) above ground.

(2) ABS and PVC DWV piping installations shall be limited to those structures where combustible construction is allowed.

(3) No vitrified clay pipe or fittings shall be used above ground and shall be kept at least twelve (12) inches (.3m) below ground.

(4) Materials for drainage systems under concrete slabs shall be cast iron, copper or brass.

(3) Section 608- Appliances, Subsection (c), of the 1982 Uniform Plumbing Code is amended as follows:

c. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher.

Exception: The airgap fitting may be deleted, provided that the discharge hose is looped up to the under side of the counter and securely strapped in place.

(4) Chapter 12, Fuel Gas Piping, of the 1982 Uniform Plumbing Code is hereby deleted.

E) The Rules and Regulations adopted, establishing standards for making building and facilities accessible to and usable by the physically handicapped or elderly persons as provided in RCW 70.92.100 through 70.92.160.

F) Washington state Energy Code, dated June 30, 1980 as adopted by the State Building Code Advisory Council pursuant to RCW 19.27.075 - State Wide Thermal Efficiency and Lighting Code.

## CHAPTER II - ORGANIZATION AND ENFORCEMENT

SECTION 2.01 There is hereby established in the County of Walla Walla, the "Building Inspection Division," which shall be under the administrative and operational control of the Building Official as designated by the Board of County Commissioners.

### SECTION 2.02 General

The Building Official is hereby authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, he shall have the powers of a law enforcement officer.

### SECTION 2.03 Deputies

The Board of County Commissioners may, at the request of the Building Official, appoint and/or deputize such number of officers, inspectors and assistants and other employees as may be necessary from time to time. Such employees and/or deputies shall have the same powers as the Building Official who shall be responsible for their actions.

### SECTION 2.04 Reports and Records

The Building Official shall submit a report to the Board of County Commissioners not less than once a year, covering the work of the department during the preceding period. He shall incorporate in said reports a summary of his recommendations as to desirable amendments to this code.

The Building Official shall keep a permanent, accurate account of all fees and other monies collected and received under this code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

### SECTION 2.05 Right of Entry

Upon presentation of proper credentials the Building Official or his duly authorized representatives may enter at reasonable time any building, structure, or premises in the County to perform any duty imposed upon him by this code.

### SECTION 2.06 Stop Orders

Whenever any building work is being done contrary to the provisions of this code, the Building Official may order the work stopped, by notice in writing, served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Building Official to proceed with the work.

### SECTION 2.07 Occupancy Violations

Whenever any structure is being used contrary to the provisions of this code, the Building Official may order such use discontinued and the structure, or portions thereof, vacated by notice served on any person causing such use to be continued. Such persons shall discontinue the use within 10 days after receipt of such notice or make the structure, or portion thereof, comply with the requirements of this code; provided, that in the event of an unsafe building Section 203 of the Uniform Building Code shall apply.

### SECTION 2.08 Rule Making Authority

Whenever there are practical difficulties involved in carrying out the provisions of this code, the Building Official may grant modifications for individual cases, provided he shall first find that a special individual reason makes the strict letter of this code impractical and that the modification is in conformity with the intent and purpose of this code and that such modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the Building Inspection Division.

## SECTION 2.09 Liability

The Building Official or any employee charged with the enforcement of this code, acting in good faith and without malice for the County in the discharge of his duties, shall not thereby render himself liable personally and he is hereby relieved, by the County, from all personal liability, for any damage that may accrue to persons or property as a result of any act required or by reasons of any act or omission in the discharge of his duties. Any suit brought against the Building Official or employee because of such act or omission performed by him in the enforcement of any provisions of this code shall be defended by the Legal Department of the County until final determination of the proceedings.

## CHAPTER III -- LEGISLATIVE

### SECTION 3.01

This ordinance shall apply within the unincorporated area of the County of Walla Walla.

### SECTION 3.02

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

### SECTION 3.03

Ordinance No. 160 of the County of Walla Walla is hereby repealed.

### SECTION 3.04 Effective Date

This ordinance shall be in full force and effect upon the date of its passage and adoption.

Adopted and passed this 21st Day Of June, 1983



FILED FOR RECORD  
IN WALLA WALLA CO. WASH.

BY \_\_\_\_\_

JUN 21 1 34 PM '83

C. LYNN SMITH  
AUDITOR

Bruce J. Petersen  
Chairman  
Harmon T. Johnson  
Commissioner  
Walter C. Coyle  
Commissioners

ATTEST:

Cheryl Colleen Taylor  
County Auditor and Ex Officio  
Clerk of the Board

Constituting the Board of County  
Commissioners of Walla Walla  
County, Washington