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BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

ORDINANCE NO. 303

An ordinance of the County of Walla Walla adopting the 2003 edition of the International Building Code, International Residential Code, International Mechanical Code, International Fire Code, and the Uniform Plumbing Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in Walla Walla County; providing for the issuance of permits and collection of fees therefore.

BE IT ORDAINED BY THE WALLA WALLA COUNTY COMMISSIONERS:

SECTION 1. Ordinance 173, Section 1.02 (A)(part), as amended, and WWCC 15.04.030 are each amended to read as follows:

I. GENERAL PROVISIONS

15.04.010 Title. This chapter and Chapter 2.08 shall be known as the Walla Walla County building code and may be cited as such and will be referred to in this chapter and Chapter 2.08 as "this code." (Ord. 173 §1.01, 1983)

15.04.020 Applicability. This chapter and Chapter 2.08 shall apply within the unincorporated area of the county of Walla Walla. (Ord. 173 §3.01, 1983)

15.04.030 Statutory authority. There is adopted by the county of Walla Walla, state of Washington, the State Building Code, state of Washington, consisting of the following codes mentioned in this chapter, amended to the 2003 International Building Code (IBC) edition, 2003 International Residential Code (IRC) edition and statutes which are adopted by reference by this chapter. (Ord. 173 §1.02(part), 1983; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

**II. BUILDING CODE AND
BUILDING CODE STANDARDS**

SECTION 2. Ordinance 173, Section 1.02 (A)(part), as amended, and WWCC 15.04.040 are each amended to read as follows:

15.04.040 Adoption. The International Building Code, 2003 edition as amended by the state of Washington, including Appendix C, Agricultural Buildings and Appendix J, Grading, the International Residential Code, 2003 edition as amended by the state of Washington, including Appendix G, Swimming Pools, Spas and Hot Tubs, except chapters 11, and 25 through 42, and the International Building Code Standards, 2003 edition as published by the International Code Council. (Ord. 173 §1.02(A)(part), 1983;



Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

SECTION 3. Ordinance 173, Section 1.02 (A)(1), as amended, and WWCC 15.04.050 are each amended to read as follows:

15.04.050 Permit Fees. A. Permit Fees: The fee for each permit shall be as set forth in the 1997 Table No. 1-A. The determination of valuation shall be based on the Building Valuation Data, published in the most current issue of "Building Standards" magazine.

Exceptions:

1. The building official may make necessary adjustments to the square foot costs to reflect actual construction costs, if substantially different from the average building valuation data. (Ord. 173 §1.02(A)(1), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Ord. 220 (part), 1994; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

15.04.060 Moving houses. A. Any house proposed to be moved into Walla Walla County must be structurally sound. Any structural defects must be corrected.

If necessary, the home, after being placed must satisfy reasonable fire and life safety requirements per the current Building Code. These requirements will include, but are not limited to:

1. Smoke alarm per current Building Code;
2. Egress windows per current Building Code;
3. Stair railings and guardrails per current Building Code;
4. Landings per current Building Code.

Some requirements may be considered and modified on a case by case basis at the discretion of the building official.

B. Procedure.

1. Moving from city to county:

- a. County building inspector must look at building and approve for relocation into the county;
- b. The county notifies the city if building can be moved to county.
- c. The homeowner must receive approval from city to move building over and across city streets;
- d. The homeowner must receive approval from county public works to move building over and across county roads;
- e. The homeowner must obtain a building permit from the county to place on property after zoning approval (and plat approval, if necessary).

2. Moving from county to county:

- a. Same procedure leaving out steps 2 and 3 unless moving through the city.

C. Building Permit Fee and Procedure.

1. For the building permit, the homeowner must submit a completed application, site plan and two copies of complete construction details for foundation and any other requirements specified by the Building Inspector after the initial inspection.

2. Fees are computed on valuation based on cost of moving, cost of foundation, and one-half the square footage cost of new construction. (Amd. 9 (part), 5-26-98)

15.04.070 Additional roofing requirements.

A. An ice shield will be required to be installed at the time of a reroof on all roofs with a pitch of five to twelve or less.



- B. A new home will require an ice shield on all roofs with a pitch of four to twelve or less.
- C. Composition roofing shingles will be required to be hand sealed between September 30 and March 30. (Amd. 9 (part), 5-26-98)

15.04.080 Snow loads.

- A. All new site-built residences in areas above two thousand five hundred feet in elevation are required to have a roof capacity of forty pounds per square foot (psf) snow load.
- B. All detached garages, barns, etc. in areas above two thousand five hundred feet in elevation must have a roof capacity of thirty psf snow load. (Amd. 9 (part), 5-26-98)

III. INTERNATIONAL MECHANICAL CODE

SECTION 4. Ordinance 173, Section 1.02 (B)(part), as amended, and WWCC 15.04.090 are each amended to read as follows:

15.04.090 Adoption. The International Mechanical Code, 2003 edition as published by the International Code Council and amended by the state of Washington is adopted. (Ord. 173 §1.02(B)(part), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

SECTION 5. Ordinance 173, Section 1.02 (B)(1), as amended, and WWCC 15.04.100 are each amended to read as follows:

15.04.100 Section 115 amended--Permit fees. Section 115 of the International 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 1-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. (Ord. 173 §1.02(B)(1), 1983; Amd. 4 (part), 9-19-95)

SECTION 6. Ordinance 173, Section 1.02 (B)(2), as amended, and WWCC 15.04.110 are each amended to read as follows:

15.04.110 Table No. 3-A amended--Mechanical permit fees. Table No. 3-A of the International Mechanical Code is amended by deletion of Item No. 6 of the Unit Fee Schedule. (Ord. 173 §1.02(B)(2), 1983)

IV. INTERNATIONAL FIRE CODE AND FIRE CODE STANDARDS

SECTION 7. Ordinance 173, Section 1.02 (C)(part), as amended, and WWCC 15.04.140 are each amended to read as follows:

15.04.140 Adoption. A. The International Fire Code, 2003 edition, as amended by the state of Washington and International Fire Code Standards 2003 edition are



adopted, provided that wherever the term "chief" is used it shall for the purpose of administration and enforcement of this code mean the director of the County's Community Development Department.

B. The following sections of chapter 5 are hereby adopted.

<u>Section 503</u>	<u>Fire apparatus access roads</u>
<u>Appendix C</u>	<u>Fire hydrant locations and distribution</u>
<u>Appendix D</u>	<u>Fire apparatus access roads</u>

C. Fireworks may be offered for sale by permittees, and may be discharged only between the hours of nine a.m. and eleven p.m. on July 1st, 2nd and 3rd, between the hours on nine a.m. on July 4th and twelve a.m. on July 5th, and between the hours of six p.m. on December 31st and one a.m. on January 1st. (Ord. 173 §1.20(C)(part), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Ord. 221 (part), 1994; Amd. 4 (part), 9-19-95; Amd 9 (part), 5-26-98; Amd. 11, 6-28-99)

15.04.141 Hazardous air pollutants prohibited. The negligent or knowing release into the ambient air of any substance listed pursuant to Chapter 70.94 RCW by the state of Washington, Department of Ecology, as a hazardous air pollutant, other than in compliance with the terms of an applicable permit or emission limit, which negligently or knowingly places any person or property in imminent danger, is unlawful. None of the following materials shall be burned: garbage, dead animals, asphalt, petroleum products, paints, rubber products, plastics, treated wood, paper products, cardboard, metal, construction debris, demolition debris, rubbish, or any substances which emit dense smoke or obnoxious odors. Standing buildings shall not be burned except as fire department training burns. (Ord. 207, 1992; Ord. 221 (part), 1994; Ord. 229 (part), 1995)

15.04.142 Limited open burning-Permits required. No permit is required for burning incidental to commercial agricultural activities outside of the urban growth area if the burning is of: orchard prunings, organic debris along fence lines or irrigation or drainage ditches, or organic debris blown by wind. However, timing of such burning should be according to the "Burn Day Message". This message will announce a "good burn day" only when the predicted afternoon smoke dispersal forecast from the National Weather Service is in the "good" category or "fair" category.

A. Permits Required. All agricultural burning requires a permit except for exempt activities as defined in RCW 710.94.745(7). The following permit fees shall now apply:

Spot Burns:

A fee of twenty-five dollars will be charged for all Spot Burns. Spot Burns are defined as burns ranging from one-half acre to ten acres in size. A Spot Burn Permit is valid for up to ten acres and must be used within the calendar year in which it is issued. Of the twenty-five dollar fee, twelve dollars and fifty cents will be remitted to the Washington State Department of Ecology and twelve dollars and fifty cents will be retained by the Walla Walla County Conservation District.

Agricultural Burn:

The fee for agricultural burning on areas of one-half acre or more shall be two dollars per acre. Of this amount, twenty-five cents per acre will be allocated to the county for program administration, one dollar per acre will be allocated to the conservation



district for permit issuance, and seventy-five cents per acre will be remitted to the Washington State Department of Ecology.

The application process:

1. Supply. Name, address and phone number of the applicant requesting the permit, and the name of the landowner if the applicant is not the same person and location of the burn if different from mailing address. Open burn permits do not require pre-approval but merely adherence to the rules on the application form.

2. Additional requirements for agricultural burns: acreage; legal description; date; crop; reason why necessary. Accuracy will be required for a valid application and an accurate map must be supplied if a refund is to be requested when fewer acres are actually burned than requested in the permit application. Refunds will not result in a fee of less than twenty dollars per year per applicant. A farmer must comply with all other applicable local, state or federal law and agreement.

3. The applicant must agree to the conditions of this section including but not limited to the requirement of calling the "burn day" telephone number prior to each burn to determine if the conditions which allow burning exist; and

Upon satisfaction of the foregoing conditions, a permit may be issued. Permits shall be valid for a period of one year from the date of issuance, unless otherwise revoked, and shall contain the conditions for burning.

B. Conditions for Limited Burning. All burning must comply with the following regulations:

1. Prior to each burning, the "burn day" message must be called to determine if atmospheric conditions permit open burning.

2. Prior to each burning, a written approval is required, as well as a permit, for a fire greater than four feet in diameter and three feet in height.

3. The following conditions shall make burning unacceptable, resulting in "no burn" periods:

- a. Winds over ten miles per hour, except certain crops when the permittee obtains the permission of the fire chief in the district in which the burning will take place;

- b. Extremely high temperatures (greater than ninety-five degrees F.) and low humidity (less than twenty percent), and drought;

- c. Pollution alerts; or

- d. Meteorological conditions not conducive to good smoke dispersal as reported by the National Weather Service. Agricultural burning shall be done when wind takes the smoke away from roads, homes, population centers or other public areas, to the greatest extent possible.

4. Only one pile at a time shall be ignited and each shall be extinguished before lighting another.

5. All burning shall take place during time periods as announced on the "burn day" message.

6. At least one responsible person, at least eighteen years old, is required to attend and control the open burning as a fire monitor until the fire has been completely extinguished. The fire monitor shall have in his/her possession, while attending and controlling the open burn; a) a shovel, hoe or rake; and b) a charged hose or other water source sufficient to extinguish the fire. All agricultural burning must have an adequate fire break to protect the surrounding areas. An adequate fire break must be consistent with fuel and wind conditions and must eliminate ninety percent of the fuel. Equipment and personnel adequate to control or extinguish the agricultural burn must be present when the burning is begun.

7. The fire shall be located not less than fifty feet from any structure with a fire break isolating the fire from the structure.



8. No person shall kindle or maintain a fire upon the land belonging to another person without written permission of the landowner or agent.

9. The valid written permit must be available at the burn for fires requiring a permit.

10. The fire must be extinguished at any time the fire creates a public hazard.

11. No outdoor fire shall be permitted in or within five hundred feet of forest slash.

Nothing stated in the "burn day" announcement shall relieve the applicant from responsibility to avoid unreasonable interference with enjoyment of life and property or relieve the burner from responsibility to conduct a safe burn. (Ord. 256, 1999; Ord. 221 (part), 1994; Ord. 229 (part), 1995; Amd 13, 3-13-2000; Ord. 268, 2002; Ord. 273, 2002; Ord. 280, 2003)

15.04.143 Issuance of infractions--Burn control officer.

A. The county shall designate a burn control officer charged with the duty of enforcing this chapter, and shall further have the authority pursuant to Section 2.105 of the Uniform Fire Code as adopted by Ordinance 209 to enforce this code.

B. The Walla Walla County sheriff deputies, city of Walla Walla police officers, the burn control officer and any others designated by Walla Walla County shall have the authority to issue infractions for violations of this chapter in the same manner and in the same forms provided by state statutes and court rules for civil infractions. The county shall establish and cause to be administered to each person who will exercise this authority a special enforcement training program regarding the provisions of the statutes and ordinances to be enforced, the evidentiary prerequisites for proper prosecution or violations thereof, appropriate procedures for the issuance of citations or complaints, and the legal and practical ramifications and limitations attendant thereto. All such citations or complaints shall be duly deposited with the Walla Walla County sheriff's office for review and filing with the court. (Ord. 221 (part), 1994; Ord. 229 (part), 1995)

15.04.144 Violations--Penalty. Any person violating this chapter or any section thereof shall be guilty of a civil infraction, and upon a finding that the infraction has been committed and is a first offense within a five-year period, a civil penalty of not more than seventy-five dollars shall be assessed, including court costs. Upon a finding that the infraction has been committed and is the second or subsequent offense within a five-year period, a civil penalty of not more than five hundred dollars shall be assessed, including court costs. Each occasion a fire is ignited or used contrary to this chapter shall constitute a separate violation. (Ord. 221 (part), 1994; Ord. 229 (part), 1995)

15.04.145 Severability. If any section, subsection, clause, phrase, or word in this chapter on any provision adopted by reference herein is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter or any provisions adopted by reference herein. (Ord. 221 (part), 1994; Ord. 229 (part), 1995)



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V. UNIFORM PLUMBING CODE

SECTION 8. Ordinance 173, Section 1.02 (D)(part), as amended, and WWCC 15.04.150 are each amended to read as follows:

15.04.150 Adoption. The Uniform Plumbing Code 2003 edition as amended by the state of Washington and published by the International Association of Plumbing and Mechanical Officials, is adopted, excepting Chapter 12, fuel gas piping. (Ord. 173 §1.02(D)(part), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

SECTION 9. Ordinance Amd. 4 (part), as amended, and WWCC 15.04.160 are each amended to read as follows:

15.04.160 Plumbing permits--Fees. Every applicant for a plumbing permit to do work regulated by this code shall pay for each permit, the fee as set forth in Table 1-1 of the UPC 1997 edition; provided that in the construction of new buildings when the value of the plumbing work is included in the calculation of the building permit fee and plan review fee, no additional fee shall be required. Any person who shall commence any work without first obtaining a permit shall, if subsequently permitted to obtain a permit, pay double the permit fee for such work provided, however, that these provisions shall not apply to emergency work where it is not practical to obtain a permit before commencement of the work. (Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

SECTION 10. Ordinance 173, Section 1.02 (E), as amended, and WWCC 15.04.200 are each hereby repealed.

SECTION 11. Ordinance 209 (part), as amended, and WWCC 15.04.202 are each amended to read as follows:

15.04.202 International Housing Code--Adopted. The International Housing Code, 2003 edition as published by the International Code Council is adopted. (Ord. 209 (part), 1992; Amd 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

VII. WASHINGTON STATE ENERGY CODE

SECTION 12. Ordinance 190 (part), as amended, and WWCC 15.04.210 are each amended to read as follows:

15.04.210 Adoption. The Washington State Energy Code 2003, first edition, as adopted by the State Building Code Advisory Council is adopted. (Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)



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VIII. INTERNATIONAL CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

SECTION 13. Ordinance 190 (part), as amended, and WWCC 15.04.212 are each amended to read as follows:

15.04.212 Adoption. The International Code for the Abatement of Dangerous Buildings, 2003 edition, as published by the International Code Council, is adopted provided, that all agricultural buildings are exempted. (Ord. 190 (part), 1986; Ord. 210 (part), 1989; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

IX. STATE VENTILATION AND INDOOR AIR QUALITY CODE

SECTION 14. Amd. 4(part), as amended, and WWCC 15.04.215 are each amended to read as follows:

15.04.215 Adoption. The 2003, first edition, Washington State Ventilation and Indoor Air Quality Code is adopted. (Amd. 4 (part), 9-19-95)

SECTION 15. Amd. 4(part), as amended, and WWCC 15.04.217 are each amended to read as follows:

X. INTERNATIONAL CODE FOR BUILDING CONSERVATION

15.04.217 Adoption. The International Code for Building Conservation, 2003 edition is adopted. (Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98)

SECTION 16. Amd. 9 (part), as amended, and WWCC 15.04.219 are each hereby repealed.

XI. ORGANIZATION AND ENFORCEMENT

15.04.220 Building official--Enforcement authority. The building official is authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, the building official shall have the powers of a law enforcement officer. (Ord. 173 §2.02, 1983; Amd. 9 (part), 5-26-98)

15.04.230 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. (Ord. 173 §2.03, 1983; Amd. 9 (part), 5-26-98)

15.04.240 Reports and records. A. 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.

B. The building official shall keep a permanent, accurate account of all fees and other moneys 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. (Ord. 173 §2.04, 1983)

15.04.250 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. (Ord. 173 §2.05, 1983)

15.04.260 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. (Ord. 173 §2.06, 1983)

15.04.270 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 ten 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. (Ord. 173 §2.07, 1983)

15.04.280 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. (Ord. 173 §2.08, 1983)

15.04.290 Liability. The building official or any employee charged with the enforcement of this code, acting on good faith and without malice for the county in the discharge of his duties, shall not thereby render himself liable personally and he is 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. (Ord. 173 §2.09, 1983)



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15.04.300 Severability. If any section, subsection, clause or phrase of this chapter is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter. The board of county commissioners declares that it would have passed the ordinance codified in this chapter, 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. (Ord. 173 §3.02, 1983)

NEW SECTION. SECTION 17. The International Building Code, 2003 edition as adopted by the state of Washington, Appendix J, Grading, is adopted, and amended to read as follows:

APPENDIX J

GRADING

15.04.400 Adoption. The 2003 International Building Code 2003 edition Appendix J, Grading, as published by the International Code Council, is adopted.

15.04.410 Section J103.1 amended--Permits required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit therefore from the building official. A grading permit does not include the construction of retaining walls or other structures. A grading permit is also required for the following:

1. Private road(s), as defined by Walla Walla County Code 12.06.010, construction and development;
2. Public road construction prior to acceptance into the county road system;
3. Work within Critical Areas, Shorelines, or sensitive areas as defined by local, state and federal law.

15.04.420 Section J103.2 amended-Exemptions. A grading permit shall not be required for the following:

1. When approved by the Building Official, grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code. Excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than five feet (1524mm) after the completion of such structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in soil on adjoining or contiguous properties.
7. Exploratory excavations performed under the direction of a registered design professional. This phrase was added to assure that the "exploratory excavation" is not to begin construction of a building prior to receiving a permit for the sole purpose of preparing a soils report.



8. An excavation that (1) is less than two feet (610 mm) in depth or (2) does not create a cut slope grater than five feet (1524 mm) in height and steeper than one unit vertical in 1-1/2 units horizontal (66.7% slope).

9. A fill less than one foot (305 mm) in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (20% slope), or less than three feet (914 mm) in depth, not intended to support structures that do not exceed 50 cubic yards (38.3.m3) on any one lot and does not obstruct a drainage course.

10. Soil test holes and on-site sewage system installation done under the provisions of an on-site sewage disposal permit application.

11. Standard agricultural activities, including the development of farm access roads. Farm access roads will be required to upgrade to private or public road standards prior to utilization within a land development. At that time, review under the conformance with Appendix J will be required.

12. Grading, including roads, bridges and municipal construction, which is designed to County, WSDOT, APWA or FHWA standards and specification where such grading is subject to review and approval of a local government agency or a state or federal agency.

13. Routine road maintenance within the established footprint of an existing road.

Exception from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

15.04.430 Section J104.1 amended-Submittal requirements. In addition to the provisions of Section 105.3, the applicant shall state the estimated quantities of excavation and fill. Grading in excess of 5,000 cubic yards (3825 m3) shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as "engineered grading." Grading involving less than 5,000 cubic yards (3825 m3) shall be designated "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading. The Building Official may determine, at anytime, the circumstances under which engineered grading is required.

The Building Official may require surety bonds in such form and amount as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the Building Official in an amount equal to that which would be required in the surety bond. The surety bond(s) shall be valued at 100 percent of the total cost of the proposed work and shall be tied to a standard inflation rate that will be determined by the Building Official in consultation with financial institutions and other agencies.

15.04.440 Fees. Fees shall be assessed in accordance with Table A-33-A and Table A-33-B of the 1997 Uniform Building Code Appendix Chapter 33 Excavation and Grading, as follows:



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Table A-33-A -- GRADING PLAN REVIEW FEES

50 cubic yards (38.2 m ³) or less	No fee
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$23.50
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$37.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	\$49.25
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)	\$49.25 for the first 10,000 cubic yards, plus \$24.50 for each additional 10,000 yards or fraction thereof.
100,001 to 200,000 cubic yards (76 456 m ³ to 152 911 m ³)	\$269.75 for the first 100,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards (152 912 m ³) or more	\$402.25 for the first 200,000 cubic yards, plus \$7.25 for each additional 10,000 cubic yards or fraction thereof.
Other fees: Additional plan review required by changes, additions or revisions to approved plans (min. charge -- one-half hour)	\$50.50 per hour*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table A-33-B -- GRADING PERMIT FEES¹

50 cubic yards (38.2m ³) or less	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$37.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$37.00 for the first 100 cubic yards, plus \$17.50 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	\$194.50 for the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)	\$325.00 for the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards (76 456 m ³) or more	\$919.00 for the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards or fraction thereof.
Other inspections and fees:	
1. Inspections outside of normal business hours	\$50.50 per hour ²
2. Re-inspection fees assessed under provisions of Section 108.8	\$50.50 per hour ²
3. Inspections for which no fee is specifically indicated (minimum charge-- one-half hour)	\$50.50 per hour ²

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.



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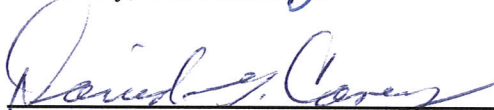
Approved this 17th day of August, 2004.



Gregory A. Tompkins, Chairman



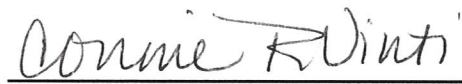
Pam Ray, Commissioner



David G. Carey, Commissioner

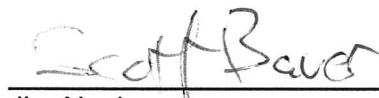
Constituting the Board of County Commissioners of
Walla Walla County, Washington

Attest:



Connie R. Vinti, Clerk of the Board

Approved as to form:



Jim Nagle
Prosecuting Attorney



Walla Walla County, WA

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