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**BOARD OF COUNTY COMMISSIONERS  
WALLA WALLA COUNTY, WASHINGTON**

**ORDINANCE NO. 346**

An ordinance of the County of Walla Walla adopting the 2006 Edition of the International Building Code, the International Residential Code, the International Mechanical Code, the International Fire Code including Appendix B, the Uniform Plumbing Code, the Washington State Energy Code, the Washington State Ventilation and Indoor Air Quality Code, the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, and amending the International Building Code Appendix J, Grading; providing for the issuance of permits and collection of fees therefore; and amending Ordinance 311, Ordinance 303, Ordinance 221 (part), Ordinance 173, and WWCC chapter 15.04, Building Code, as amended, and repealing WWCC chapter 15.08, Manufactured/Mobile Home Installation, and adding a new chapter 15.08, Manufactured Homes/Commercial Coaches.

BE IT ORDAINED BY THE WALLA WALLA COUNTY COMMISSIONERS:

**I. GENERAL PROVISIONS**

SECTION 1. Ordinance 303 § 1, as amended, and WWCC 15.04.030 are each hereby amended to read as follows:

**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))~~ 2006 International Building Code (IBC) Edition, ~~((2003))~~ 2006 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: Ord. 303 § 1 (part), 2004)

**II. BUILDING CODE ~~((AND  
BUILDING CODE STANDARDS))~~**

SECTION 2. Ordinance 303 § 2, as amended, and WWCC 15.04.040 are each hereby amended to read as follows:

**15.04.040 Adoption.** The International Building Code, ~~((2003))~~ 2006 Edition, as amended by the state of Washington, including Appendix C, Agricultural Buildings and Appendix J, Grading; the International Residential Code, ~~((2003))~~ 2006 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; Ord. 288 Attach. A (part), 2003: Ord. 303 § 1 (part), 2004)



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SECTION 3. Ordinance 311, as amended, and WWCC 15.04.050 are each hereby amended to read as follows:

**15.04.050 Permit fees.** A. Permit fees. (~~As of April 4, 2005, the fee for each permit and the determination of valuations shall be as set forth in Exhibit "I" attached to ordinance codified in this chapter.~~) The fee for permits required by the Walla Walla building code shall be as defined in this title or as otherwise adopted by the Board of County Commissioners and prescribed in tables 9-A through 9-F, attached to this ordinance.

~~((The value 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 system, and any other equipment.))~~ The value of building construction costs shall be based on the Building Valuation Data in the Building Safety Journal magazine published by the International Code Council. Valuation data will be updated annually based on the tables first published at the beginning of each calendar year.

Exceptions:

1. The building official may make adjustments to the published square footage costs to reflect actual local or regional construction costs when such differences can be substantiated with verifiable data. (Ord. 173 § 1.02(A)(1), 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; Ord. 303 § 3 (part), 2004; Ord. 311, 2005)

NEW SECTION. SECTION 4. There is hereby added a new section to WWCC chapter 15.04 to read as follows:

**Work commencing before permit issuance.** Any person who commences work on a building, structure, site grading, plumbing, mechanical system, gas line, or other activity prior to obtaining a permit required by this code shall be subject to an investigation fee. The investigation fee shall be equal to the permit fee set forth in Tables 9A through 9E, attached to this ordinance.

NEW SECTION. SECTION 5. There is hereby added a new section to WWCC chapter 15.04 to read as follows:

**Refunds.** The building official may authorize refunding of any fee, under provisions of this code, which was erroneously paid or collected. The building official may authorize refunding of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than eighty (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 cancelled before any review is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee or applicant not later than one hundred eighty (180) days after the date of fee payment.

SECTION 6. Ordinance 303 § 3, as amended, and WWCC 15.04.060 are each hereby amended to read as follows:



**15.04.060 Moving ((houses)) dwellings and accessory buildings.** A. Any ((house)) dwelling or accessory building proposed to be moved into Walla Walla County must be structurally sound. ((Any)) Structural defects must be corrected.

((If necessary)) After relocation, the ((home, after being placed must satisfy reasonable fire and life safety requirements per)) dwelling must be in substantial conformance with fire and life safety requirements of the current building code. ((These requirements will include)) This may include, but ((are)) is not limited to:

1. Smoke alarms ((per current building code));
2. Egress windows ((per current building code));
3. Stair landings, railings and guardrails ((per current building code));
4. ((Landings per current building code)) Fire rated assemblies; and
5. Minimum requirements for sanitation, ventilation, heat and light.

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.)) 1. County building inspector must ((look at building and approve for)) inspect and approve the dwelling prior to its relocation within or into the county;

((b.)) 2. The county ((notifies the city if building can be moved to county)) will notify the originating jurisdiction, as appropriate, if the building can be permanently relocated to a county location.

((c.)) 3. The homeowner must receive separate approval from ((city)) the originating jurisdiction to move the building over and across ((city streets)) public right of ways;

((d.)) 4. The homeowner must receive approval from county public works to move the building over and across county ((roads)) right of ways;

((e.)) 5. ((The homeowner must obtain a building permit from the county to place on property after zoning approval (and plat approval, if necessary))) Prior to placement of any structure on a county land parcel, a building permit must be reviewed and approved.

((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 complete((d)) 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)) in the pre-location inspection.

2. Fees are ((computed on valuation based on the cost of moving, cost of foundation, and one-half square footage cost of new construction)) as set forth in Tables 9A and 9F, attached to this ordinance. (Amd. 9 (part), 5-26-98; Ord. 303 § 3 (part), 2004)

SECTION 7. Ordinance 303 § 3, as amended, and WWCC 15.04.080 are each hereby amended to read as follows:

**15.04.080 Ground ((S))snow loads.** A. ((All new site-built residences in areas above)) Buildings and structures constructed on sites located two thousand five hundred feet ((in elevation are required to have a roof capacity)) above sea level shall be designed for a ground snow load of forty pounds per square foot ((psf) snow load).

B. ((All detached garages, barns, etc., in areas above)) Buildings and structures constructed on sites located at or below two thousand five hundred feet ((in



elevation must have a roof capacity of thirty psf snow load)) above sea level shall be designed for a ground snow load of thirty pounds per square foot.

C. Ground snow loads of twenty pounds per square foot may be used as the basis of design for a specific site when requested by the designer and supported by professional studies or by documentation of recognized state, regional, or federal agencies. (Amd. 9 (part), 5-26-98; Ord. 303 § 3 (part), 2004)

### III. INTERNATIONAL MECHANICAL CODE

SECTION 8. Ordinance 303 § 4, as amended, and WWCC 15.04.090 are each hereby amended to read as follows:

**15.04.090 Adoption.** The International Mechanical Code, ((2003)) 2006 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; Ord. 303 § 4, 2004)

SECTION 9. Ordinance 303 § 5, as amended, and WWCC 15.04.100 are each hereby amended to read as follows:

**15.04.100 ((Section 115 amended--Permit fees.)) Mechanical permits--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 ((4-A)) 9-E, attached to this ordinance. ((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 commences any work without first obtaining a permit shall, if subsequently granted a permit, pay double the permit fee for work conducted, however, these provisions shall not apply to emergency work where it is not practical to obtain a permit before commencement of the work. (Ord. 173 § 1.02 (B)(1), 1983; Amd. 4 (part), 9-19-95; Ord. 303 § 5, 2004)

SECTION 10. Ordinance 303 § 6, as amended, and WWCC 15.04.110 are each hereby repealed.

### IV. INTERNATIONAL FIRE CODE ((AND FIRE CODE STANDARDS))

SECTION 11. Ordinance 303 § 7, as amended, and WWCC 15.04.140 are each hereby amended to read as follows:

**15.04.140 Adoption.** A. The International Fire Code, ((2003)) 2006 Edition, as amended by the state of Washington ((and International Fire Code Standards, 2003 Edition, are)) is adopted, provided that wherever the term ((("chief")) "fire code official") is used, it shall, for the purpose of administration and enforcement of this code, mean((s)) the ((director of the county's community development department)) building official/fire marshal.



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B. The following ((sections of Chapter 5)) appendix chapters are hereby adopted.

((Section 503	Fire apparatus access roads))
<u>Appendix B</u>	<u>Fire-flow requirements for buildings</u>
Appendix C	Fire hydrant locations and distribution
Appendix D	Fire apparatus access roads

C. Every applicant for a fireworks sale stand shall first obtain a permit and pay the fee established in Table 9-B, attached to this ordinance. 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 of nine a.m. on July 4th and twelve a.m. on July 5th((, and)). Fireworks may be offered for sale by permittees between the hours of ((six p.m. on December 31st and one a.m. on January 1st)) nine a.m. and eleven p.m. on December 29 and 30, and between the hours of nine a.m. on December 31 and one a.m. on January 1 and may be discharged only between the hours of nine a.m. on December 31 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; Ord. 303 § 7 (part), 2004)

SECTION 12. Ordinance 303 § 7, as amended, and WWCC 15.04.142 are each hereby amended to read as follows:

~~((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.))~~

**15.04.142 Residential Burns.** Residential burns are a limited form of open burning and shall be conducted as set forth in Section 307 of the International Fire Code (IFC) and as further outlined below.

A. Residential burns are open burns as defined in the IFC and conducted on lands within Walla Walla County but outside of all Urban Growth boundaries. Residential burns are subject to restrictions announced by the Department of Ecology due to impaired air quality and as noted below:

1. Only clean, dry, natural vegetation may be burned.

2. A responsible person at least 18 years of age must be present to monitor and control the fire until completely extinguished.

3. The responsible person in charge must have a valid burn permit in their possession during the course of the burn.

4. Burn piles are limited in size to four feet diameter and three feet high. Only one pile may be ignited at a time.

5. No residential fire may be conducted within 500 feet of forest slash.

6. No person shall kindle or maintain a residential fire on land owned by another without express written permission of the owner.

B. All open burning, including residential burns, are subject to safe burning practices, restrictions, and regulations outlined below, unless otherwise specifically exempted. Open burning may not occur if:

1. The Department of Ecology has declared an air pollution episode or impaired air quality status.

2. An authorized fire protection authority has declared a burn ban due to conditions unrelated to air quality.

C. Applications for residential burns shall be made in accordance with and on forms provided by the Walla Walla County Community Development Department offices for recording and issuance.

D. Fees for residential burns shall be as set forth in Table 9-B, attached to this ordinance. Permits will be valid for the calendar year in which they are issued. A single residential burn permit may be issued for up to two land parcels, if under the same ownership. (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; Ord. 303 7 (Part), 2004)

SECTION 13. Ordinance 303 § 7, as amended, and WWCC 15.04.143 are each hereby amended to read as follows:

**15.04.143 ((Issuance of infractions--Burn control officer.)) Burn control officer--Issuance of infractions.**

A. The county shall designate a burn control officer ((charged with the duty of enforcing)) who, under the direction of the fire marshal, shall have the authority to enforce this chapter, and shall further have the enforcement authority pursuant to Section ((2.105 of the Uniform)) 104 of the International Fire Code as adopted by Ordinance 209 to enforce this code. The burn control officer shall receive training and certification required by Washington State statute to issue civil citations and infractions outlined in this chapter.



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))~~ filed in district court. The penalty for such infractions shall be \$100.

C. Agricultural, spot, and exempt burns not in conformance with state air quality standards or in conflict with prevailing restrictions, announced by the Department of Ecology due to impaired air quality, will be referred to the Washington State Department of Ecology and/or the Walla Walla Conservation District for appropriate action. (Ord. 221 (part), 1994; Ord. 229 (part), 1995; Ord. 303 § 7 (part), 2004)

## V. UNIFORM PLUMBING CODE

SECTION 14. Ordinance 303 § 8, as amended, and WWCC 15.04.150 are each hereby amended to read as follows:

**15.04.150 Adoption.** The Uniform Plumbing Code, ~~((2003))~~ 2006 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; Ord. 303 § 8, 2004)

SECTION 15. Ordinance 303 § 9, as amended, and WWCC 15.04.160 are each hereby 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 ~~((1-4))~~ 9-C, attached to this ordinance. ~~((of the Uniform Plumbing Code 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))~~ commences any work without first obtaining a permit shall, if subsequently permitted to obtain a permit, pay double the permit fee for ~~((such))~~ work ~~((provided))~~ conducted, 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; Ord. 303 § 9, 2004)

SECTION 16. Ordinance 303 § 11, as amended, and WWCC 15.04.202 are each hereby repealed.

## VI(~~I~~). WASHINGTON STATE ENERGY CODE

SECTION 17. Ordinance 303 §12, as amended, and WWCC 15.04.210 are each hereby amended to read as follows:



**15.04.210 Adoption.** The Washington State Energy Code ((2003)) 2006, 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; Ord. 303 § 12, 2004)

**VII((I)). ((INTERNATIONAL)) UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

SECTION 18. Ordinance 303 § 13, as amended, and WWCC 15.04.212 are each hereby amended to read as follows:

**15.04.212 Adoption.** The ((International)) Uniform Code for the Abatement of Dangerous Buildings, ((2003))1997 Edition, as published by the ((International Code Council)) International Conference of Building Officials, 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; Ord. 303 § 13, 2004)

**((IX)) VIII. STATE VENTILATION AND INDOOR AIR QUALITY CODE**

SECTION 19. Ordinance 303 § 14, as amended, and WWCC 15.04.215 are each hereby amended to read as follows:

**15.04.215 Adoption.** The ((2003)) 2006 First Edition, Washington State Ventilation and Indoor Air Quality Code, is adopted. (Amd. 4 (part), 9-19-95; Ord. 303 § 14, 2004)

SECTION 20. Ordinance 303 § 15, as amended, and WWCC 15.04.217 are each hereby repealed.

**((XI)) IX. ORGANIZATION AND ENFORCEMENT**

SECTION 21. Ordinance 303 § 16, as amended, and WWCC 15.04.220 are each hereby amended to read as follows:

**15.04.220 Building official--Enforcement authority.** Pursuant to section 104 of the International Building Code, International Residential Code, International Mechanical Code, International Fire Code, and section 102 of the Uniform Plumbing Code, ((T)) 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; Ord. 303 § 16 (part), 2004)

SECTION 22. Ordinance 303 § 16, as amended, and WWCC 15.04.270 are each hereby amended to read as follows:

**15.04.270 Occupancy violations.** A. 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))~~ Section 115 of the International Building Code and/or the Uniform Code For the Abatement of Dangerous Buildings shall apply.

B. Notwithstanding other provisions of this code, the building official may record with the county auditor's office an advisory title notice identifying unresolved violations of this code. Violations must pose a life or safety threat to occupants or the public and be specific to a building, structure, or site. Title notices shall be recorded after reasonable efforts by the building official have been unsuccessful in gaining conformance with provisions of this code.

C. In addition to or in lieu of the above provisions, the building official may utilize the enforcement provisions of WWCC 14.13. (Ord. 173 § 2.08, 1983; Ord. 303 § 16 (part), 2004)

## **((XII)) X. APPENDIX J--GRADING**

SECTION 23. Ordinance 303 § 17, as amended, and WWCC 15.04.400 are each hereby amended to read as follows:

**15.04.400 Adoption.** The International Building Code, ~~((2003))~~ 2006 Edition, Appendix J, Grading, as published by the International Code Council, is adopted. (Ord. 303 § 17, 2004)

SECTION 24. Ordinance 303 § 17, as amended, and WWCC 15.04.410 are each hereby amended to read as follows:

**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.))~~ In addition to the provisions of J103.1, and when otherwise not included as part of a permit for construction of buildings or structures, a separate ((A)) grading permit ((is also)) shall be required for the following:

~~((A. Private road(s), as defined by Walla Walla County Code Section 12.06.010, construction and development;))~~ 1. Private driveways in excess of 150 feet.

~~((B. Public road construction prior to acceptance into the county road system;))~~

2. Fire apparatus access roads as defined in Appendix D of the International Fire Code.

3. "Early Start" grading activity occurring on private land that precedes review, approval and oversight normally provided by other departments. The project scope and permit conditions will require the consent of the department having primary approving authority. "Early Start" projects may be considered for:

a. Public road construction prior to R.O.W. dedication;

b. Subdivision developments, including private roads, prior to preliminary plat approval; and

c. Grading activity that proceeds review and approval of construction documents for building permits of new buildings or structures.

~~((C.))~~ 4. Work within critical areas, shorelines, or sensitive areas as defined by local, state and federal law. (Ord. 303 § 17 (part), 2004)

SECTION 25. Ordinance 303 § 17, and WWCC 15.04.420 are each hereby amended to read as follows:



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**15.04.420 Section J103.2 amended--Exemptions.** ~~((A))~~ In addition to exemptions listed in J103.2, grading permits shall not be required for any of the following:

~~((A.))~~ 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;

~~B. 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 (one thousand five hundred twenty-four millimeters) after the completion of such structure;~~

~~C. Cemetery graves;~~

~~D. Refuse disposal sites controlled by other regulations;~~

~~E. Excavations for wells, or trenches for utilities;~~

~~F. 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;~~

~~G. 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;))~~

~~((H.))~~ A. An excavation that (1) is less than two feet (six hundred ten millimeters) in depth, or (2) does not create a cut slope greater than five feet (one thousand five hundred twenty-four millimeters) in height and steeper than one unit vertical in one and one-half units horizontal (66.7 percent slope);

~~((I.))~~ B. A fill less than one foot (three hundred five millimeters) in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (twenty percent slope), or less than three feet (nine hundred fourteen millimeters) in depth, not intended to support structures that do not exceed fifty cubic yards (38.3 cubic meters) on any one lot and does not obstruct a drainage course;

~~((J.))~~ C. Soil test holes and on-site sewage system installation done under the provisions of an on-site sewage disposal permit application;

~~((K.))~~ D. 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;

~~((L.))~~ E. 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 government agency~~((;))~~;

~~((M.))~~ 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. (Ord. 303 § 17 (part), 2004)

SECTION 26. Ordinance 303 § 17, and WWCC 15.04.430 are each hereby amended to read as follows:



**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 five thousand cubic yards (three thousand eight hundred twenty-five cubic meters), or if determined by the building official to have special conditions or unusual hazards, 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 five thousand cubic yards (three thousand eight hundred twenty-five cubic meters) 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 any time, 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 one hundred 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.))~~ (Ord. 303 § 17 (part), 2004)

SECTION 27. Ordinance 303 § 17, and WWCC 15.04.440 are each hereby amended to read as follows:

**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:))~~ Table 9-B, attached to this ordinance. (Ord. 303 § 17 (part), 2004)

SECTION 28. Ordinance 200 (part), as amended, and WWCC chapter 15.08, Manufactured/Mobile Home Installation, are each hereby repealed and replaced with the following new chapter, Manufactured Homes/Commercial Coaches, to read as follows:

## **MANUFACTURED HOMES/COMMERCIAL COACHES**

### Sections:

- 15.08.010 Title
- 15.08.020 Definitions
- 15.08.030 Local restrictions
- 15.08.040 Installation permits/requirements
- 15.08.050 Installation permit fees
- 15.08.060 Installation inspection
- 15.08.070 Temporary installation during construction
- 15.08.080 Violation-Penalty
- 15.08.090 Non-conforming use

**15.08.010 Title.** This chapter shall be known as the Walla Walla County "manufactured home/commercial coach" installation code.



**15.08.020 Definitions.** For the purpose of this chapter, the words set out in this section shall have the following meanings:

A. "Installer" means an individual, firm, corporation, partnership, association, or agency responsible for the installation of a manufactured home/commercial coach. An installer must be certified per the Revised Code of Washington 43.63B, and have a current WAINS certification card in his/her possession at the project site at all times that installation work is occurring. An owner of the property acting as the installer is not required to be certified.

B. "Lot of record" means a parcel of land used or capable of being used under the regulations of this chapter, and the zoning code, Title 17, for Walla Walla County.

C. "Manufactured home" means a single-family dwelling built according to the Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards, Code 3280. A manufactured home includes plumbing, heating, air conditioning and electrical systems. It is constructed on a permanent chassis and can be transported in one or more sections. Manufactured homes must comprise a minimum of three hundred twenty (320) square feet in size after installation.

D. "Commercial coach" means a factory built structure intended for commercial purposes constructed in accordance with WAC 296-150C. A commercial coach may include plumbing, heating, air conditioning and electrical systems. It is constructed on a permanent chassis and can be transported in one or more sections.

E. "Manufactured/mobile home park" means any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating two or more manufactured/mobile homes for dwelling purposes.

F. "Skirting" means an approved material unaffected by the elements or ground contact, which is securely anchored to a manufactured home and covers the entire space between the bottom of the dwelling unit and finish grade below. Skirting methods shall be as prescribed by the manufacturer and/or WAC 296-150M-0610 (1) d.

G. "Recreational Vehicle (RV)" means a unit designed and built as temporary living quarters for recreational camping, travel, or seasonal use, that either has its own motive power or is mounted on or towed by another vehicle.

H. "Mobile home" means a factory-built dwelling built prior to June 15, 1976, to other than the HUD Construction and Safety Standards.

I. "Installation" is the activity required to prepare a building site, set a manufactured home within that site, and make physical connections to all utilities.

**15.08.030 Local restrictions.** A. No manufactured home or commercial coach shall be placed, stored or occupied in the unincorporated area of the County unless in accordance with the provisions of Washington Administrative Code (WAC) 296-150M-0600 and this chapter.

B. No manufactured home or commercial coach shall be placed, stored or occupied on a lot of record containing another dwelling unit unless it is within an approved manufactured/mobile home park, or meets the conditions set forth in the comprehensive zoning ordinance for Walla Walla County as an accessory dwelling unit, or is permitted for temporary placement during construction as authorized by section 15.08.070 of this chapter.

C. Manufactured homes and commercial coaches shall meet property line setback requirements of the zoning code.



D. Manufactured homes and commercial coaches shall comply with the building codes with respect to separation requirements from property lines and/or other structures due to fire resistance of exterior walls and protection of openings.

E. Manufactured homes and commercial coaches placed in the unincorporated areas of Walla Walla County shall meet the following minimum design requirements:

1. Thirty (30) pound roof snow load for elevations up to twenty-five hundred (2500) feet above sea level.

2. Forty (40) pound roof snow load for elevations over twenty-five hundred (2500) feet above sea level.

3. Wind load resistance for an eighty five (85) mile per hour gust.

4. Frost depth of twenty four (24) inches below finish grade for any footing if so required per the manufacturer's installation instructions.

5. Effective area of footings and blocking shall be based on imposed loads provided by the manufacturer and on the bearing capacity of local soils, as prescribed by the building code.

6. Minimum requirements of the building code shall be used in the design of freestanding accessory appurtenances related to the installation of a manufactured home or commercial coach such as stairs, landings, decks, guardrails and handrails.

7. Manufactured homes and commercial coaches placed within a designated one hundred-year flood plain shall meet requirements detailed in Walla Walla County Code 18.10.

8. Unless approved for temporary placement all manufactured homes and commercial coaches shall have the towing tongue, axles and wheels removed when permanently installed.

**15.08.040 Installation permits/requirements.** A. The owner or installer of a manufactured home or commercial coach shall obtain an installation permit from the Walla Walla County community development department prior to relocation or placement of any unit.

B. Manufactured homes and commercial coaches shall be installed in accordance with the manufacturer's specifications and applicable provisions of WAC Chapter 296-150B. If unavailable, installation shall be as prescribed by WAC 296-150M. (Note: alternative installation requirements must be prepared by a licensed design professional, or meet requirements of A225.1, ANSI Standards.)

C. Installation permit applications must be made on department forms and shall include the following:

1. Detailed description of the manufactured home or commercial coach to be installed including, size, number of sections, date of manufacturer and manufacturer's HUD number.

2. Site plan detailing property lines, size of the lot of record or designated space, if in a manufactured/mobile home park, setbacks from property lines and adjacent structures, location of potable water supply, waste disposal system, electric and gas services, utility easements, driveway access, parking spaces and proximity to wetlands or shorelines.

3. Construction drawings that demonstrate conformance to the building codes for the design of steps, stairways, landings, porches, decks, handrails and guardrails, retaining walls, basements and other accessory appurtenances involved in placement of the units. Unless provided by the manufacturer, the method of skirting shall be described and must meet the minimum requirements of WAC 296.150M-0610.



D. Permits are valid for a period of one hundred and eighty (180) days from the date of issuance and are subject to requirements of the building code regarding permit extensions, temporary occupancy, and final occupancy approval.

E. Release of placement permits is subject to approval of all agencies of jurisdiction regarding acceptance of proposed waste systems, water availability, public road access, addressing, critical areas and shoreline impacts, zoning and floodplain requirements.

F. Plumbing equipment, materials and methods utilized up to the point of connection to the unit from public or private services shall comply with the current edition of the Uniform Plumbing Code.

**15.08.050 Installation permit fees.** A. Fees for installation of manufactured homes and commercial coaches shall be as specified in Table 9-A, attached to this ordinance.

B. An investigation fee equal to the normal placement fee shall be added to the cost of the permit if a manufactured home or commercial coach is moved onto a site and/or set up before the installation permit has been requested, reviewed and approved.

**15.08.060 Installation inspection.** Manufactured home or commercial coach installations require a minimum of three (3) inspections:

A. After forms are set up and rebar placed, but prior to placement of concrete. Anchor devices to be used must be available on site at this inspection.

B. When the unit is in place with blocking, ground cover, and anchor devices installed. State electrical inspection, cross-over connections for mechanical and plumbing, gas service, sewer and water connections, tongue and axle removal all must be concluded.

C. Final inspection will be done when skirting, vents and access opening are installed. All construction work associated with, or required for, installation shall be complete, such as entry stairs, railings, landings, decks, covers, and the like.

**15.08.070 Temporary installation during construction.** A. A temporary installation permit may be issued to a property owner to allow use of a manufactured home or a recreational vehicle during the construction of a permanent dwelling.

B. A temporary installation permit may be issued to the property owner or licensed contractor to allow the use of a commercial coach as a construction office during construction of a commercial structure. Appropriate requirements for the temporary installation shall be determined by the building official at the time of permit application.

C. The temporary installation permit shall not be issued until the fee specified in Table 9-A has been paid and the building permit for the permanent dwelling or commercial structure has been obtained.

D. Temporary installation permits shall be valid for one (1) year. Upon written request from the permit holder, the building official may extend the permit for up to one (1) additional year.

E. Thirty (30) days following completion of the permanent dwelling or commercial structure, or from the date the dwelling permit becomes void, the manufactured home, RV, or commercial coach must be removed from the lot of record.

**15.08.080 Violation-Penalty.** Any person, firm or corporation who places or causes to be placed a manufactured home or commercial coach without a permit or in



violation of any requirements of this chapter shall be subject to the enforcement provisions set forth in Walla Walla County Code 14.13.

**15.08.090 Nonconforming use.** A. Any manufactured home or commercial coach placed and maintained upon a lot of record or within a manufactured/mobile home park prior to the effective date of the ordinance codified in this chapter, which complied with applicable adopted regulations when installed and inspected, may have such use continue without complying with the requirements of this chapter, provided such continued use is not dangerous to health, safety, or life, however, if an inspection is requested as part of a title elimination, the applicant must comply with all requirements of this chapter.

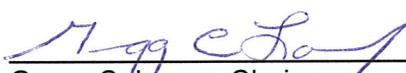
**SECTION 29. Savings and severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance. If any portion of the ordinance is found invalid, the corresponding provisions of the repealed ordinance shall be reinstated and shall be fully enforceable as if never repealed until corrective action may be taken by the Board of County Commissioners.

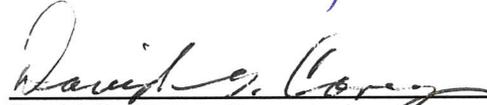
**SECTION 30. Publication.** This ordinance will be published by an approved summary consisting of the title.

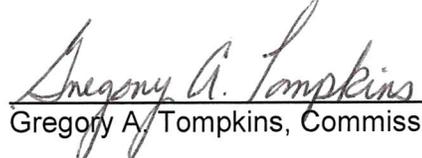
**SECTION 31. Effective date.** This ordinance is effective immediately upon adoption.

PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 2nd day of July, 2007.



  
\_\_\_\_\_  
Gregg C. Loney, Chairman

  
\_\_\_\_\_  
David G. Carey, Commissioner

  
\_\_\_\_\_  
Gregory A. Tompkins, Commissioner

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

Attest:

  
\_\_\_\_\_  
Connie R. Vinti, Clerk of the Board



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Approved as to form:



\_\_\_\_\_  
Jesse Nolte  
Deputy Prosecuting Attorney



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**Table 9-A  
Building Permits**

Permit Activity	Valuation/Description	Fee
<p><b>New Construction</b>  (All except as noted below)</p>	<p>Building Valuation Data</p>	<p>\$1 - \$500 = \$23.50</p> <p>\$501 - \$2,000 = \$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.</p> <p>\$2,001 - \$25,000 = \$69.25 for the first \$2,000 plus \$14 for each additional \$1,000, or fraction thereof, to and including \$25,000.</p> <p>\$25,001 - \$50,000 = \$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.</p> <p>\$50,001 - \$100,000 = \$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.</p> <p>\$100,001 - \$500,000 = \$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000.</p> <p>\$500,001 - \$1,000,000 = \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.</p> <p>\$1,000,001 and up = \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof.</p>



**Table 9-A Continued**

<b>Permit Activity</b>	<b>Valuation/Description</b>	<b>Fee</b>
<b>Remodel, Repair, Alteration</b> (All except as noted below)	Contract amount or 50% of building valuation data	(Fee scale above)
<b>Pole / pre-engineered Steel Building</b> (Non-Commercial)		
2 sides or less	\$15 per square foot	(Fee scale above)
Over 2 sides	\$25 per square foot	
<b>One/Two Family Dwellings</b> (R3 & U)	80% of value data	
Basement, finished	50% of value data	(Fee scale above)
Patio, Porch, Carport, etc.	\$20 per square foot	
Garage, Shop, Storage	\$25 per square foot	
Elevated Deck/Patio, uncovered	\$10 per square foot	
Re-siding	Homes up to 2,000 sf	\$100
Re-siding	Homes over 2,000 sf	\$150
Window replacement	Per window	\$10 Window / Minimum \$50
Re-roofing	10 squares or less	\$50
Re-roofing	Over 10 squares	\$100
Foundation replacement	Per lineal foot	\$1 per lineal ft. / Min. \$50
<b>Manufactured Home / Commercial Coach</b>	Per installation	\$600
<b>Hot tub / Swimming Pool / Enclosures</b>	Per installation	\$50
<b>Demolition</b>	5000 sf or less	\$50
	Over 5000 sf	\$75
<b>Sign</b>	100 sf or less	\$50
	Over 100 sf	\$100



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**Table 9-B  
Misc. Permits / Service Fees**

<b>Permit Activity</b>	<b>Valuation/Description</b>	<b>Fee</b>
<b>Compliance / Safety</b> (Title eliminations, building evaluations, changes in use [w/o remodeling])	Per site visit	\$50
<b>Relocated Building/pre-inspection</b>		\$50 (Plus 50¢/mile if in adjacent county)
<b>Re-inspection Fee</b>	Per incident	\$71
<b>Stop Work</b> (no permit) Owner Contractor	Per incident Per incident	\$100 Double permit fee
<b>Special Projects / Plan Review / Inspection / Overtime</b>	Per hour	\$50/hr.
<b>Fire Suppression Systems</b>	Contract amount	(Fee scale above)
<b>Fire and Smoke Alarms</b>	Per system	\$50
<b>Temporary MH/RV Installation</b>	Maximum of one-year from issuance	\$100
<b>Temporary Structure</b>	Per structure - 90 days	\$50
<b>Fireworks Stand</b>	Per stand/activity	\$100
<b>Special Assembly Structures</b>	Per use/activity	\$100
<b>Burn Permits, Residential</b>	Per calendar year	\$25
<b>Temp. Certificate of Occupancy</b> Initial issuance / 90 day max. Renewal / 180 day max.		NC \$35 minimum
<b>State Surcharge</b>	Per building permit	\$4.50



**Table 9-C  
Grading Permits**

<b>Cut and Fill Quantities</b>	<b>Fee</b>
50 cubic yards (38.2 m <sup>3</sup> ) or less	\$25
51 to 100 cubic yards (40 m <sup>3</sup> to 76.5 m <sup>3</sup> )	\$40
101 to 1,000 cubic yards (77.2 m <sup>3</sup> to 764.6 m <sup>3</sup> )	\$40 for the first 100 cubic yards, plus \$18.00 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards (765.3 m <sup>3</sup> to 7645.5 m <sup>3</sup> )	\$202 for the first 1,000 cubic yards, plus \$15.00 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards (7646.3 m <sup>3</sup> to 76455 m <sup>3</sup> )	\$337 for the first 10,000 cubic yards, plus \$65.00 for each additional 10,000 yards or fraction thereof..
100,001 cubic yards (76 456m <sup>3</sup> ) or more	\$922 for the first 100,000 cubic yards, plus \$35.00 for each additional 10,000 cubic yards or fraction thereof.



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**Table 9-D  
Plumbing Permits**

<b>Permit Activity</b>	<b>Unit Fee</b>
Sink, lavatory, utility, floor, etc.	\$7.00
Drinking fountains	\$7.00
Toilet, water closet, bidet, urinal	\$7.00
Bath tub	\$7.00
Shower	\$7.00
Dishwasher	\$7.00
Garbage disposal	\$7.00
Clothes washer	\$7.00
Water softener	\$7.00
Hot water heater (tank or in-line)	\$7.00
Floor drain, French drain, condensate	\$7.00
Roof drain	\$7.00
Sewage ejectors/grinders/sumps	\$15.00
Cross connection & backflow devices (incl. lawn sprinkler system)	\$7.00
Grease, sand, misc. interceptors	\$15.00
Hose bibs	\$4.00
Misc. water using & dispensing devices	\$7.00
Misc. fixtures	\$7.00
Building waste (DWV) & water supply system (per building)	\$15.00
Medical gas systems (each system)	\$15.00
LPG tank placement or natural gas meter set	\$12.00
Gas piping per outlet	\$2.00
Roof drains (building interior)	\$7.00
Hot tub / packaged unit	\$12.00
Hot tub / built in place (Mech. Plumb. Bldg. combo)	\$35.00
Swimming pool / built in place (Mech. Plumb. Bldg. combo)	\$50.00
Permit processing fee	\$20.00



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**Table 9-E  
Mechanical Permits**

Permit Activity	Unit Fee
Fuel burning furnace -- up to 100,000 BTU, gravity & forced air (ducts & vents included)	\$15.00
Fuel burning furnace -- over 100,000 BTU, gravity & forced air (ducts & vents included)	\$18.00
Unlisted appliance, less than 400,000 BTU	\$65.00
Used appliance, less than 400,000 BTU	\$65.00
Refrigeration / Boiler 100 K BTU / 3 HP	\$15.00
to 500 K BTU / 3-15 HP	\$25.00
to 1 M BTU / 15-30 HP	\$35.00
to 1.75 M BTU / 30-50 HP	\$55.00
over 1.75 M BTU / over 50 HP	\$90.00
Gas log, gas insert, gas fireplace (freestanding or built in)	\$10.00
Fuel burning appliance w/vent (oven, range, dryer, water heater, etc.)	\$10.00
Vent / exhaust fans, kitchen hoods (type III), dryers	\$6.00
Evaporative coolers	\$10.00
Air handlers (individual system)	\$10.00
Duct systems, per each system	\$10.00
Heat pump / air conditioner to 3 T	\$12.00
3-15 T	\$15.00
15-30 T	\$20.00
> 30 T	\$25.00
Type 1 Hoods	\$50.00
Type II Hoods	\$25.00
Wood / Pellet stoves -- free standing or inserts	\$25.00
Incinerators	\$15.00
LPG tank or meter set	\$12.00
Gas piping, per outlet	\$2.00
Misc. appliance / equipment	\$10.00
Permit processing fee	\$20.00



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**Table 9-F  
Plan Review Fees**

<b>Permit Activity</b>	<b>Fee</b>
<b>Residential and Commercial Buildings or Modifications</b> (All except as noted below)	65% of the building permit fee
<b>Detached Agricultural or Non-Commercial Utility Building</b>	35% of the building permit fee
<b>Minor Addition and Modifications to One/Two Family Dwelling, Ag or Non-Commercial Utility Building</b>	35% of the building permit fee
<b>Grading and Fill</b>	35% of the building permit fee
<b>Other</b>	N/A

Plan review fees, required above, must be paid when an application is accepted by the Community Development Department as substantially complete. An application is considered vested once the application fee or plan review fee is paid.



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