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**Ordinance No. 384 – Walla Walla County Code Title 15 Amendments**

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

**ORDINANCE NO. 384**

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR THE FOLLOWING AMENDMENTS TO WALLA WALLA COUNTY CODE TITLE 15: UPDATING CHAPTER 15.04 TO COMPLY WITH STATE-ADOPTED BUILDING CODE AMENDMENTS; UPDATING AND CLARIFYING CHAPTER 15.04 TO INCLUDE NEW PERMIT APPROVAL AND ENFORCEMENT PROCESSES; ADDING REQUIREMENTS FOR NEW STRUCTURES AND RE-ROOFING AND RE-SIDING OF EXISTING STRUCTURES WITHIN THE MILL CREEK FIRE PROTECTION AREA; ADDING PROVISIONS TO CHAPTER 15.08 REGARDING THE USE OF RECREATIONAL VEHICLES AS PRIMARY RESIDENCES IN MOBILE HOME PARKS; AND UPDATING AND CREATING NEW FEES RELATED TO THE PROCESSING OF TITLE 15 PERMITS.

**Whereas**, the State Building Code Council has updated the state building code to include the 2009 versions of the model codes and Washington state-specific codes;

**Whereas**, additional permit review processes and enforcement processes are necessary to ensure effective and fair administration and enforcement of the County Building Code;

**Whereas**, the County in 2006 adopted the Mill Creek Wildfire Protection Plan, which called for additional building code requirements in the Mill Creek Area;

**Whereas**, RCW 36.01.225, which went into effect in 2009, requires that counties not restrict the placement of Recreational Vehicles for use as primary residences in manufactured home parks;

**Whereas**, RCW 36.01.225 allows counties to enact regulations for fire and safety regarding the use of Recreational Vehicles as primary residences in manufactured home parks;

**Whereas**, RCW 19.27.100 authorizes the Board of County Commissioners, in their legislative capacity, to establish building permit fees;

**NOW THEREFORE,**

**BE IT ORDAINED**, by the Walla Walla County Board of County Commissioners that:

**Section I. The Board of County Commissioners Makes the Following Findings of Fact:**

1. Effective July 1, 2010, the State Building Code Council updated the state building codes.

2. Columbia County's codes were referenced in the 2006 Mill Creek Wildfire Protection Plan, and those requirements were used as a model for the amendments proposed in Chapter 15.04.
3. The City of Pasco's requirements regarding recreational vehicles served as a model for the code amendments proposed in Chapter 15.08
4. The Board of County Commissioners conducted workshops regarding the proposed changes on June 22, 2010 and July 12, 2010.
5. A public hearing was conducted on August 16, 2010 to review the proposed changes. Notice of the hearing was published in the Waitsburg Times on August 5, 2010, the Walla Walla Union Bulletin on August 2, 2010, and the Tri-City Herald on August 2, 2010.

**Section II. The Board of County Commissioners Makes the Following Conclusions of Law:**

1. The proposed amendments to Walla Walla County Code Title 15 are necessary to regulate public health, safety and welfare in Walla Walla County.
2. The proposed procedural amendments are necessary to ensure efficient and fair permit processing.
3. The proposed enforcement amendments are necessary to ensure effective and fair enforcement.
4. The proposed Mill Creek Wildfire Protection Area regulations are necessary to ensure the safety of the Mill Creek area and the Mill Creek Watershed.
5. The proposed amendments regarding recreational vehicle placement are necessary to comply with state law and to provide fire and safety standards.
6. The proposed fee amendments are necessary to cover the costs of reviewing plans, conducting inspections and issuing permits.

**Section III. Adoption of Amendments to Title 15:**

The amendments to Title 15 are adopted as presented to the Board of County Commissioners on this date as attached in Exhibit A.

**Section IV. Effective Date and Savings:**

This ordinance is effective as of the date of signing.

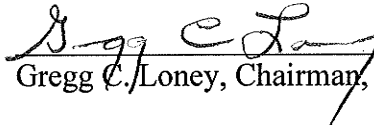
**Section V:**

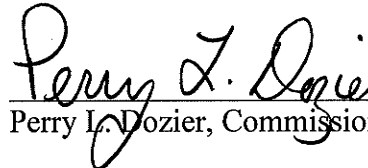
If any section, subsection, paragraph, sentence, clause or phase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

**Section VI:**

This ordinance will be published by an approved summary consisting of the title.

**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 23<sup>rd</sup> day of August, 2010.


  
Gregg C. Loney, Chairman, District 1

  
Perry L. Dozier, Commissioner, District 2

ABSENT  
Gregory A. Tompkins, Chairman, District 3

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

Attest:

  
Connie R. Vinti, Clerk of the Board

Approved as to form

  
Jesse D. Nolte, Deputy Prosecuting Attorney

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

- 15.04 Building Code
- 15.08 Manufactured Homes/Commercial Coaches

Chapter 15.04

BUILDING CODE

Sections:

ARTICLE I. GENERAL PROVISIONS

- 15.04.010 Title.
- 15.04.020 Applicability.
- 15.04.030 Statutory authority.
- 15.04.031 Work commencing before permit issuance.
- 15.04.032 Refunds.
- 15.04.033 Renewal of expired permits.
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- 15.04.036 Application fee.
- 15.04.038 Severability.

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- 15.04.050 Permit fees.
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- 15.04.210 Adoption.

#### ARTICLE VII. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

- 15.04.212 Adoption.

#### ~~ARTICLE VIII. STATE VENTILATION AND INDOOR AIR QUALITY CODE~~

- ~~15.04.215 Adoption.~~

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- 15.04.220 Building official--Enforcement authority.
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- 15.04.280 Rule making authority.
- 15.04.290 Liability.
- ~~15.04.300 Severability.~~

#### ARTICLE IX. APPENDIX J--GRADING

- 15.04.400 Adoption.
- 15.04.410 Section J103.1 amended--Permits required.

- 15.04.420 Section J103.2 amended--Exemptions.
- 15.04.430 Section J104.1 amended--Submittal requirements.
- 15.04.440 Fees.

#### ARTICLE X. MILL CREEK WILDFIRE PROTECTION

- 15.04.510 Definitions.
- 15.04.520 Special Provisions

#### ARTICLE 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: Ord. 303 § 1(part), 2004)

##### 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: Ord. 303 § 1(part), 2004)

##### 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 as amended or hereinafter adopted and amended by the state: mentioned in this chapter, amended to the 2009~~6~~ International Building Code (IBC) Edition, 2009~~6~~ International Residential Code (IRC)Edition, ICC/ANSI A117.1-03 Accessible and Usable Buildings and Facilities, 2009 International Mechanical Code, 2008 Liquefied Petroleum Gas Code(NFPA 58), 2009 National Fuel Gas Code for LP Gas (ANSI Z223/NFPA 54), 2009 International Fire Code, 2009 Uniform Plumbing Code, Washington State Energy Code 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; Ord. 346 § 1, 2007)

##### 15.04.031 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 9-A through 9-EG, at the end of this title. (Ord. 346 § 4, 2007)

15.04.032 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 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 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 days after the date of fee payment. (Ord. 346 § 5, 2007)

15.04.033 Renewal of expired permits.

Renewal of expired permits shall be allowed under the following conditions:

A. For over-the-counter permits, renewals of expired permits will be charged one-half of the original permit fee.

B. For all other permits, fees shall be based on the percentage of progress completed and inspected as prescribed in Table 9-B. Progress completed is defined as the completion and passing of each required inspection as listed on the project's Permit Inspection Card.

15.04.034 Violations.

Unless otherwise noted, violations of this chapter shall constitute a misdemeanor, pursuant to RCW 36.43.040. The Building Official may attempt to ensure compliance using the fees authorized by this chapter and voluntary compliance agreements prior to referring violations to the Walla Walla County Prosecuting Attorney.

15.04.036 Application fee

An application fee, as shown on Table 9A, shall be required to be paid at the time of submittal for all building permit applications requiring plan review. The application fee shall be paid at the time of permit application. A portion of the application fee shall be applied toward the final building permit fee



at the time of permit issuance and full payment by the applicant. If a permit application is withdrawn or expires after approval, the application fee is non-refundable. Application fees 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 is paid.

15.04.038 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.

ARTICLE II. BUILDING CODE

15.04.040 Adoption.

In addition to the International Building Code, 2006<sup>9</sup> Edition, as amended by the state of Washington, the County adopts ~~including~~ Appendix C, Agricultural Buildings and Appendix J, Grading; and the International Residential Code, 2006<sup>9</sup> Edition, as amended by the state of Washington, including Appendix G, Swimming Pools, Spas and Hot Tubs, except Chapters 11, and 25 through 42. (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; Ord. 346 § 2, 2007)

15.04.050 Permit fees.

A.—Permit Fees. 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-FG, at the end of this title.

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 semi-annually based on the tables published by the International Code Council ~~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 substan-

tiated 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; Ord. 346 § 3, 2007)

15.04.060 Moving dwellings and accessory buildings.

A. Any dwelling or accessory building proposed to be moved into Walla Walla County must be structurally sound. Structural defects must be corrected.

After relocation, the dwelling must be in substantial conformance with fire and life safety requirements of the current building code. This may include, but is not limited to:

1. Smoke alarms installed and interconnected where technically feasible;
2. Egress windows;
3. Stair landings, railings and guardrails;
4. 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 where deemed not technically feasible.

B. Procedure.

1. ~~County building inspector~~ Dwellings must be inspected and approve the dwelling prior to its relocation within or into the county. If the dwelling is within Walla Walla County, or outside of Walla Walla County but within 70 road miles of the City of Walla Walla, inspections will be performed by a Walla Walla County building inspector at the cost of the applicant. All dwellings outside of the above defined area will be required to be inspected by an ICC certified building inspector or a licensed engineer, at the cost of the applicant, to verify structural integrity and compliance with all Washington state and Walla Walla county codes pertaining to a moved dwelling;

2. The county will notify the originating jurisdiction, as appropriate, if the building can be permanently relocated to a county location;

3. The homeowner must receive separate approval from the originating jurisdiction to move the building over and across public rights-of-way;

4. The homeowner must receive approval from county public works to move the building over and across county rights-of-way;

5. Prior to placement of any structure on a county land parcel, a building permit must be reviewed and approved.

C. Building Permit Fee and Procedure.

1. The homeowner must submit a complete application, site plan and two copies of construction details for foundation and other requirements specified in the pre-location inspection.

2. Fees are as set forth in Tables 9-A and 9-FG, at the end of this title. (Amd. 9 (part), 5-26-98; Ord. 303 § 3(part), 2004; Ord. 346 § 6, 2007)

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; Ord. 303 § 3(part), 2004)

15.04.080 Ground snow loads.

A. Buildings and structures constructed on sites located two thousand five hundred feet above sea level shall be designed for a ground snow load of forty pounds per square foot.

B. Buildings and structures constructed on sites located at or below two thousand five hundred feet 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; Ord. 346 § 7, 2007)

D. Ground snow loads shall not be reduced by more than 20 percent as allowed by American Society of Engineers (ASCE) 7.

ARTICLE III. INTERNATIONAL MECHANICAL CODE

15.04.090 Adoption.

The International Mechanical Code, 2009~~6~~ 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; Ord. 346 § 8, 2007)

15.04.100 Mechanical permits--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 9-E, at the end of this title. 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; Ord. 346 § 9, 2007)

ARTICLE IV. INTERNATIONAL FIRE CODE

15.04.140 Adoption.

A. The International Fire Code, 2009~~6~~ Edition, as amended by the state of Washington is adopted, provided that wherever the term "fire code official" is used, it shall, for the purpose of administration and enforcement of this code, mean the building official/fire marshal.

B. The following appendix chapters are hereby adopted.

Appendix B	Fire-flow requirements for buildings
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, at the end of this title. 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. Fireworks may be offered for sale by permittees between the hours of nine a.m. and eleven p.m. on December 29th and 30th, and between the hours of nine a.m. on December 31st and one a.m. on January 1st and may be discharged only between the hours of nine a.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; Ord. 303 § 7(part), 2004; Ord. 346 § 11, 2007)

D. Every applicant for a fire operational permit shall first obtain a permit and pay the fee established in Table 9-G. Operational permits are issued on an annual basis based on the month each permit is issued. The annual renewal fee shall be equal to the operational fees shown in Table 9-G.

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; Ord. 303 § 7(part), 2004)

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 eighteen 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 five hundred 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-GB, at the end of this title. 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; Ord. 346 § 12, 2007)

#### 15.04.143 Burn control officer--Issuance of infractions.

A. The county shall designate a burn control officer who, under the direction of the fire marshal, shall have the authority to enforce this article chapter, and shall further have the enforcement authority pursuant to Section 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, the burn control officer, and any others designated by Walla Walla County shall have the authority to issue infractions for violations of this article chapter in the same manner and in the same forms provided by state statutes and court rules for civil infractions. All such citations or complaints shall be filed in district court. The penalty for such infractions shall be one hundred dollars (\$100) for the first offense within a five-year period. For each subsequent offense within a five-year period, a civil penalty of not more than two hundred fifty dollars (\$250) shall be assessed. Each occasion a fire is ignited or used contrary to this chapter shall constitute a separate violation.

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; Ord. 346 § 13, 2007)

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; Ord. 303 § 7(part), 2004)~~

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; Ord. 303 § 7(part), 2004)~~

ARTICLE V. UNIFORM PLUMBING CODE

15.04.150 Adoption.

The Uniform Plumbing Code, 2006<sup>9</sup> 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; Ord. 346 § 14, 2007)

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 9-DG, at the end of this title. Any person who commences any work without first obtaining a permit shall, if subsequently permitted to obtain 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. (Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Ord. 303 § 9, 2004; Ord. 346 § 15, 2007)

~~15.04.190 Chapter 12 deleted--Fuel gas piping.~~

~~Chapter 12 of the Uniform Plumbing Code is deleted. (Ord. 173 § 1.02(D) (4), 1983)~~

ARTICLE VI. WASHINGTON STATE ENERGY CODE

15.04.210 Adoption.

The Washington State Energy Code 2006~~9~~, First Edition, as adopted by the State Building Code Advisory Council, is adopted. The 2009 Energy Code shall be effective only to the extent that it has been implemented by the State Building Code Council. (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; Ord. 346 § 17, 2007)

ARTICLE VII. UNIFORM CODE FOR THE  
ABATEMENT OF DANGEROUS BUILDINGS

15.04.212 Adoption.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the 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; Ord. 346 § 18, 2007)

~~ARTICLE VIII. STATE VENTILATION AND  
INDOOR AIR QUALITY CODE~~

~~15.04.215 Adoption.~~

~~The 2006 First Edition, Washington State Ventilation and Indoor Air Quality Code, is adopted. (Amd. 4 (part), 9-19-95; Ord. 303 § 14, 2004; Ord. 346 § 19, 2007)~~



ARTICLE VIII ~~IX~~. ORGANIZATION AND ENFORCEMENT

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, 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; Ord. 346 § 21, 2007)

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; Ord. 303 § 16(part), 2004)

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; Ord. 303 § 16(part), 2004)

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; Ord. 303 § 16(part), 2004)

15.04.260 Stop orders.

A. 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, or posted on site, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work. A stop work order shall contain:

1. A description of each violation, including applicable sections of this code.

2. An order that the acts or omissions which constitute violations(s) must cease;

3. A warning: "the failure or refusal to stop work may result in enforcement action, civil penalties and/or criminal penalties as provided in WWCC Chapter 15.04"; and

4. A statement of the right to appeal to the hearing examiner.

B. Service of the notice order shall be effected by personal service or by posting on-site.

C. Any appeal of a stop work order shall be filed with the hearing examiner within ten calendar days after service pursuant to Section 14.11.030 of the Walla Walla County Code.

(Ord. 173 § 2.06, 1983; Ord. 303 § 16(part), 2004)

#### 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 115 of the International Building Code and/or the Uniform Code for the Abatement of Dangerous Buildings shall apply. An occupancy violation order shall contain:

1. A description of each violation, including applicable sections of this code.

2. An order that the acts or omissions which constitute violations(s) must cease;

3. A warning: "the failure or refusal to discontinue use or make the structure comply with requirements of the code may result in enforcement action, civil penalties and/or criminal penalties as provided in WWCC Chapter 15.04"; and

4. A statement of the right to appeal to the hearing examiner.

B. Service of the notice order shall be effected by personal service or by posting on-site.

C. Any appeal of a occupancy violation order shall be filed with the hearing examiner within ten calendar days after service pursuant to Section 14.11.030 of the Walla Walla County Code.

#### 15.04.275 Unresolved violations of the Code

~~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. At least 15 days prior to recording such a title notice, the building official shall issue and serve a notice of violation and order pursuant to Walla Walla County Code 14.13, which shall state that the County may record such a notice if the violation is not resolved. The County may also assess civil fees and penalties in accord with Chapter 14.13.~~

~~C. In addition to or in lieu of the above provisions, the building official may utilize the enforcement provisions of WWCC Chapter 14.13. (Ord. 173 § 2.07, 1983; Ord. 303 § 16(part), 2004; Ord. 346 § 22, 2007)~~

#### 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; Ord. 303 § 16(part), 2004)

#### 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; Ord. 303 § 16(part), 2004)

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; Ord. 303 § 16(part), 2004)~~

ARTICLE IX. APPENDIX J--GRADING

15.04.400 Adoption.

The International Building Code, 2009<sup>6</sup> Edition, Appendix J, Grading, as published by the International Code Council, is adopted. (Ord. 303 § 17(part), 2004; Ord. 346 § 23, 2007)

15.04.410 Section J103.1 amended--Permits required.

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 grading permit shall be required for the following:

- A. Private driveways in excess of one hundred fifty feet.
- B. Fire apparatus access roads as defined in Appendix D of the International Fire Code.
- C. "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:

- 1. Public road construction prior to R.O.W. dedication;

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

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

D. Work within critical areas, shorelines, or sensitive areas as defined by local, state and federal law. (Ord. 303 § 17(part), 2004; Ord. 346 § 24, 2007)

15.04.420 Section J103.2 amended--Exemptions.

In addition to exemptions listed in J103.2, grading permits shall not be required for any of the following:

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);

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;

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

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;

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, state, or federal government agency.

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; Ord. 346 § 25, 2007)

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. The building official may determine, at any time, the circumstances under which engineered grading is required. (Ord. 303 § 17(part), 2004; Ord. 346 § 26, 2007)

15.04.440 Fees.

Fees shall be assessed in accordance with Table 9-BC, at the end of this title. (Ord. 303 § 17(part), 2004; Ord. 346 § 27, 2007)

ARTICLE X. MILL CREEK WILDFIRE PROTECTION

15.04.510 Definitions. For the purpose of this article, the words set out in this article shall have the following meanings:

A. "Mill Creek Wildfire Protection Area" means that area described in the 2006 Mill Creek Community Wildfire Protection Plan, adopted by Walla Walla County Resolution 06-069, that lies within the Walla Walla County Portion of the study area.

B. "Non Combustible" shall mean materials that satisfy test requirements in accordance with ASTM E 136.

C. "Fire-retardant treated" shall mean materials that have been treated or coated that comply with National Fire Protection Association (NFPA) 703. The required fire-retardant properties shall be maintained or renewed in accordance with the manufacturer's instructions.

D. "Fire resistance" shall mean that property of materials or their assemblies that prevents or retards the passage of excessive heat, hot gases or flames under conditions of use.

15.04.520 Special Provisions. All new structures requiring a building permit hereafter constructed within the Mill Creek Wildfire Protection Area, shall make the entire structure conform to requirements A through E of this subsection. Re-roofing

or Re-siding of existing structures shall comply with part A of this subsection.

A. Roofs and exteriors of building shall be of non-combustible, fire resistant or fire-retardant treated materials.

B. All chimneys or vents connected to a solid fuel or liquid fuel burning device shall be equipped with a screen over the outlet.

C. A fire break of not less than 30 feet shall be created around all new structures. This requirement may be waived or reduced by the Building Official if deemed impractical.

D. No portion of a tree or any other vegetation shall extend to within 15 feet of the outlet of a chimney, heat producing vent or stovepipe.

E. Permanent outdoor fireplaces and barbeques shall be equipped with a screen over the outlet. No portion of a tree or other vegetation may extend to within 15 feet of the outlet of the stovepipe/heat producing vent/chimney. An area of five feet around permanent outdoor fireplaces and barbecues shall be cleared of flammable material including bark and mulch.

#### Chapter 15.08

#### 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.
15.08.075	Installation standards for Recreational
	<u>Vehicles used as primary residence.</u>
15.08.080	Violation--Penalty.
15.08.090	Nonconforming use.

15.08.010 Title.

This chapter shall be known as the Walla Walla County "manufactured home/commercial coach" installation code. (Ord. 346 § 28(part), 2007)

15.08.020 Definitions.

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

"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.

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

"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.

"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.

"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 square feet in size after installation.

"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.

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to other than the HUD construction and safety standards.

"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. Recreational vehicles shall not be utilized as a permanent dwelling and or primary dwelling except within a manufactured/mobile home community.

"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. (Ord. 346 § 28(part), 2007)

#### 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 pound ground ~~roof~~ snow load for elevations up to two thousand five hundred feet above sea level.

2. Forty pound ground ~~roof~~ snow load for elevations over two thousand five hundred feet above sea level.

3. Wind load resistance for an eighty-five mile per hour 3-second gust.

4. Frost depth of twenty-four 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 floodplain shall meet requirements detailed in Walla Walla County Code Chapter 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. (Ord. 346 § 28(part), 2007)

#### 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 eighty 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. (Ord. 346 § 28(part), 2007)

#### 15.08.050 Installation permit fees.

A. Fees for installation of manufactured homes and commercial coaches shall be as specified in Table 9-A, at the end of this title.

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. (Ord. 346 § 28(part), 2007)

#### 15.08.060 Installation inspection.

Manufactured home or commercial coach installations require a minimum of three 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. (Ord. 346 § 28(part), 2007)

#### 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,

subject to approval by the County Health Department and the Community Development Department.

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-AB at the end of this title 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 180 days~~one year~~. Upon written request from the permit holder, the building official may extend the permit for up to an additional 180 days ~~one additional year~~. Total time extensions shall not exceed 18 months.

E. Thirty 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. (Ord. 346 § 28(part), 2007)

15.08.075 Installation standards for Recreational Vehicles used as primary residence.

Recreational vehicles may not be used as a primary and/or permanent residence unless located in a mobile/manufactured home park. Within a mobile/manufactured home park, recreational vehicles used as a primary and or permanent residence shall meet the following fire, safety and installation standards:

A. A 3-foot by 3-foot landing must be installed at the main entrance/exit door if more than two steps are required to access the recreational vehicle.

B. For recreational vehicles with internal toilets and showers, water and sewer service connections must be made underneath the recreational vehicle and must be protected by insulated skirting unless it can be demonstrated that water and sewer connection in other locations can be protected from freezing during winter months.

C. Sewer drain lines attached to the recreational vehicle must be schedule 40 PVC or other approved rigid piping.

D. Holding tanks must be protected from freezing.

E. No external propane tanks will permitted unless the onboard propane tank is disabled and the external tank is fitted with a

pressure valve installed by a propane supplier to equal the pressure value rating of the onboard propane tank.

F. External propane tanks must be located out of vehicle pathways or parking pads. External propane tanks must be secured to the ground to prevent overturning or damage to the line supplying the propane to the recreational vehicle.

G. Recreational vehicles without internal toilets or showers may only be permitted in mobile/manufactured home parks where toilet and shower facilities meeting the following standards are provided:

1. no less than one (1) commode, one (1) lavatory and one (1) shower, accessible per the guidelines established by the Washington State Barrier Free Code, for each gender shall be provided.

2. restroom facilities provided for each gender shall be properly identified and connected to a water and septic system meeting County Health Department Regulations.

3. for each ten (10) recreational vehicle spaces provided or party thereof, there shall be one additional commode, lavatory and shower provided for each gender.

H. Any recreational vehicle modified or altered for placement in a residential park without Washington State Department of Labor and Industries permits will not be permitted to be used as a primary residence.

I. An installation permit that meets the criteria of this subsection must receive approval by the building official prior to occupancy. The building official may require and perform such inspections as necessary to determine compliance with this subsection. Fees for installation of recreational vehicles shall be as specified in Table 9-B, at the end of this title.

#### 15.08.080 Violation--Penalty.

Any person, firm or corporation who places or causes to be placed a recreational vehicle, manufactured home or commercial coach without a permit or in violation of any requirements of this chapter shall be subject to a civil infraction. Notices of civil infraction may be issued by the Walla Walla County sheriff, the public health administrator or designee, the director of the community development department or designee, or the Walla Walla County prosecuting attorney. All such citations or complaints shall be filed in district court in the same manner and in the same forms provided by state statutes and court rules for civil infractions. The penalty for such infractions shall be one

hundred dollars (\$100) for the first offense. For each subsequent offense within a five-year period, a civil penalty of not more than two hundred fifty dollars (\$250) shall be assessed. Each day a violation exists shall constitute a separate violation. subject to the enforcement provisions set forth in Walla Walla County Code Chapter 14.13.—(Ord. 346 § 28(part), 2007)

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. (Ord. 346 § 28(part), 2007)

**Table 9-A  
Building Permits**

Permit Activity	Valuation/Description	Fee
Application fee		\$200 ((\$150 credited to final permit if permit is not withdrawn or expired)
New construction (all except as noted below)	Building valuation data	<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>

Permit Activity	Valuation/Description	Fee
		<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>
Remodel, repair, alteration (all except as noted below)	Contract amount or 50% of building valuation data	(Fee scale above)
Pole/pre-engineered steel building (noncommercial) 2 sides or less <del>Over 2</del> 3 sides or greater	<del>\$15</del> 12.50 per square foot \$25 18.50 per square foot	(Fee scale above)
One/two-family dwellings (R3 & U) Basement, finished Patio, porch, carport, etc. Garage, shop, storage Elevated deck/patio, uncovered	80% of value data 50% of value data \$20 per square foot \$25 per square foot \$10 per square foot	(Fee scale above)
<u>Commercial Tenant Improvements</u>	<u>Contract Amount</u>	<u>(fee scale above)</u>
<u>Building shell only</u>	<u>50 % of building valuation data</u>	<u>(fee scale above)</u>
Re-siding	<del>Homes</del> <u>Buildings</u> up to 2,000 sf	\$100
Re-siding	<del>Homes</del> <u>Buildings</u> over 2,000 sf	\$150
Window replacement	Per window	\$10 window/minimum \$50
<u>Residential</u> Re-roofing Re-roofing	10 squares or less Over 10 squares	\$50-100 <del>\$100-150</del>
<u>Commercial</u> Re-roofing Re-roofing	10 squares or less Over 10 squares	\$150 \$250
Foundation replacement	Per lineal foot	\$1 per lineal ft./minimum \$50

Permit Activity	Valuation/Description	Fee
Manufactured home/commercial coach	Per installation	\$600
Hot tub/swimming pool/enclosures	Per installation	<del>\$50</del> <u>100</u>
Demolition	5,000 sf or less Over 5,000 sf	\$50 \$75
Sign	100 sf or less Over 100 sf	<del>\$50</del> <u>100</u> <del>\$100</del> <u>150</u>
Metrological or Cellular Tower	Per installation	\$500
Wind Turbine Foundation	Per installation	<u>\$1000</u>

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

Permit Activity	Valuation/Description	Fee
Compliance/safety (title eliminations, building evaluations, changes in use (without remodeling))	Per site visit	<del>\$50</del> <u>100</u>
Title Elimination Certification	Each	<u>\$25</u>
Relocated building/pre-inspection	<u>Per site visit</u>	<del>\$50</del> <u>100</u> (Plus 50¢/mile if in adjacent county)
Re-inspection fee	Per incident	\$71
Permit renewal (expired) (No plan review required unless code cycle change)		<u>Cost based on percentage of work completed</u>
1. No progress after issuance	Each	<u>1. Full building permit fee (100%)</u>
2. Footing insp. approved		<u>2. 95%</u>
3. Stemwall insp. Approved		<u>3. 90%</u>
4. Underfloor insp. Approved		<u>4. 85%</u>
5. Framing insp. Approved		<u>5. 60%</u>
6. Plumb./Mech. Insp. approved		<u>6. 50%.</u>
7. Insulation insp. Approved		<u>7. 40%.</u>
8. Sheetrock insp. approved		<u>8. 30 %</u>
9. Final only		<u>9. 20 % or 2x inspection fee, whichever is greater.</u>



Permit Activity	Valuation/Description	Fee
Permit Renewal of expired over the counter permits within 180 days after expiration date	Each	One half of original fee
Stop work (no permit) Owner Contractor	Per incident Per incident	\$100 Double permit fee
Special projects/plan review/inspection/overtime	Per hour	\$5075/hr.
Fire suppression systems	Contract amount	(Fee scale above)
Fire and smoke alarms	Per system contract amount	\$50-(fee scale above)
Temporary MH/Commercial coach/RV installation (Residential)	Maximum of one-year from issuance Per structure 180 days extension	\$100 \$50
Temporary MH/Commercial coach/RV installation (Commercial)	Per structure 180 days extension	\$300 \$150
Temporary medical hardship Mobile Home	At time of issuance	\$100
Permanent RV installation in Mobile Home Park	At time of issuance	\$300
Temporary structure	Per structure - 90 180 days	\$50
Fireworks stand	Per stand/activity	\$100
Special assembly structures	Per use/activity	\$100
Burn permits, residential	Per calendar year	\$25
Temp. certificate of occupancy Initial issuance/90 day max. Renewal/180 day max.	5% of bldg. permit fee	NC \$35 minimum
State surcharge	Per building permit	\$4.50

**Table 9-C  
Grading Permits**

Cut and Fill Quantities	Fee
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 7,645.5 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 (7,646.3 m <sup>3</sup> to 76,455 m <sup>3</sup> )	\$337 for the first 10,000 cubic yards, plus \$65.00 for each additional 10,000 yards or fraction thereof.

Cut and Fill Quantities	Fee
100,001 cubic yards (76,456 m <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.

**Table 9-D  
Plumbing Permits**

Permit Activity	Unit Fee
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 and backflow devices (incl. lawn sprinkler system)	7.00
Grease, sand, misc. interceptors	15.00
Hose bibs	4.00
Misc. water using and dispensing devices	7.00
Misc. fixtures	7.00
Building waste (DWV) and 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/package unit	12.00
Hot tub/built in place (mech. plumb. bldg. combo)	35.00
Swimming pool/built-in place (mech. plumb. bldg. combo)	50 100.00
Permit processing fee	20.00

**Table 9-E  
Mechanical Permits**

Permit Activity	Unit Fee
<del>Fuel burning</del> <u>Furnace</u> --up to 100,000 BTU, gravity and forced air (ducts and vents included)	\$15.00
<del>Fuel burning</del> <u>Furnace</u> --over 100,000 BTU, gravity and forced air (ducts and 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

Permit Activity	Unit Fee
Fuel burning appliance with 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 I Hoods	50.00
Type II Hoods	25.00
Wood/pellet stoves--freestanding or inserts	25.00
Incinerators	15.00
LPG tank or meter set	12.00
Gas piping, per outlet	210.00
Misc. appliance/equipment	10.00
Permit processing fee	20.00

**Table 9-F  
Plan Review Fees**

Permit Activity	Fee
Residential and commercial buildings or modifications <del>(All)</del> <del>{all except as noted below}</del>	65% of the building permit fee
<del>Detached agricultural or noncommercial utility building</del>	<del>35% of the building permit fee</del>
<del>Minor addition and modifications to one/two-family dwelling, agricultural or noncommercial utility building</del>	<del>35% of the building permit fee</del>
Grading and fill	<del>35</del> 65% of the building permit fee
Other	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.~~

**Table 9-G  
Fire Operational/Construction Permits**

Permit Activity	Fee
Burn Permit, Residential Per Calendar year	\$30

Applications for other Fire Operational/Construction Permits shall be charged at the rate of \$35 per hour.