

ORDINANCE NO. 1485

AN ORDINANCE OF THE CITY OF RUSTON, RELATING TO THE ADOPTION OF THE WASHINGTON STATE BUILDING CODE, TITLE 12 OF THE RUSTON MUNICIPAL CODE, AMENDING THE FOLLOWING SECTIONS: 12.20.020 TO UPDATE THE ADOPTED CODE DATES FROM 2012 TO 2015 VERSIONS AND HOUSEKEEPING AMENDMENTS TO REFLECT CHANGES IN THE UPDATED CODES; SECTION 12.24.050 "DESIGN CRITERIA" TO UPDATE WIND SPEED FROM 85 TO 110; SECTION 12.26.020 WASHINGTON STATE MANUFACTURED HOMES INSTALLATION PROVISIONS TO REMOVE AN OUTDATED VERSION DATE; SECTION 12.34.010, TO CORRECT RENUMBERED SECTIONS CONSISTENT WITH 2015 VERSION, REPEAL INAPPLICABLE SECTIONS, AND TO ADD A CROSS-REFERENCE TO THE CITY'S CONSTRUCTION CODE ENFORCEMENT CHAPTER 12.40 RMC, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Building Code Council has adopted a number of the 2015 editions of the various International Building Codes for to be adopted and enforced by local jurisdictions after July 1, 2016; and

WHEREAS, in accordance with RCW 19.27.031, the City is required to adopt the state building code; and

WHEREAS, in accordance with State law the City seeks to adopt these updated codes; and

WHEREAS, the SEPA Responsible Official has determined that adoption of the updated Building and Construction Codes is exempt from SEPA under WAC 197-11-800(2); and

WHEREAS, the City Building Official recommends the City Council adopt these codes as shown in this ordinance; and

WHEREAS, on November 1, 2016, the City Council held the first reading of this Ordinance; and

WHEREAS, on November 15, 2016, the City Council adopted this Ordinance during its regular meeting at the second reading; **NOW, THEREFORE**

THE CITY COUNCIL OF THE CITY OF RUSTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 12.20.020 of the Ruston Municipal Code is hereby amended to read as follows:

12.20.020 The Ruston Construction Code.

Pursuant to and by the authority of RCW 19.27, RCW 19.27A, RCW 43.22, RCW 35.21, RCW 35.27, and RCW 35.80, the following codes and standards are adopted by reference and are amended as shown in RMC Chapters 12.22 through 12.34, as the Ruston Construction Code.

A. The *International Building Code (20122015 Edition)*, published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-50, together with:

Appendix E, Supplemental Accessibility Requirements;
Appendix J, Grading;

The International Existing Buildings Code (2015 Edition) (IEBC), published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-50, including IEBC Appendix A as identified in the amended IEBC Section 101.6.

This shall be known hereafter as the "International Building Code" or the "IBC."

B. The *International Residential Code (20122015 Edition)*, published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-51, together with:

Appendix E, Manufactured Housing Used As Dwellings;
Appendix F, Radon Control Methods;
~~Appendix G, Swimming Pools, Spas and Hot Tubs;~~
Appendix Q R, Dwelling Unit Fire Sprinkler Systems;

This shall be known hereafter as the "International Residential Code" or the "IRC".

C. The *International Mechanical Code (20122015 Edition)*, published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-52, together with:

The *International Fuel-Gas Code (20122015 Edition)*, published by the International Code Council.

This shall be known hereafter as the "International Mechanical Code" or the "IMC."

D. The International Fire Code (~~2012~~2015 Edition), published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-54A, together with:

Appendix B, Fire-Flow Requirements for Buildings;
Appendix C, Fire Hydrant Locations and Distribution;
Appendix D, Fire Apparatus Access Roads.

This shall be known hereafter as the "International Fire Code" or the "IFC."

E. The Uniform Plumbing Code (~~2012~~2015 Edition), published by the International Association of Plumbing and Mechanical Officials, and amended by the Washington State Building Code Council in WAC 51-56, together with:

Appendix A, Recommended Rules for Sizing the Water Supply System;
Appendix B, Explanatory Notes on Combination Waste and Vent Systems; and
Appendix I, Installation Standards; and

Excluding:

Chapters 12 and ~~14~~15; and

Those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances as found in Chapter 5; and

Those portions of the code addressing building sewers.

This shall be known hereafter as the "Uniform Plumbing Code" or the "UPC."

Any wording or reference to codes other than those established and adopted herein, shall mean the relevant International Codes, or Washington State Codes as adopted herein.

F. The Washington State Energy Code (~~2012~~ 2015 Edition) as amended and published by the Washington State Building Code Council, WAC Chapters 51-11C and 51-11R.

This shall be known hereafter as the "WSEC."

G. The Washington State Manufactured Homes Installation Requirements, or Mobile Homes Installation Requirements. Pursuant to RCW 19.27 and RCW 43.22.440, the installation standards of WAC 296-150M together with the reference standards listed therein, are adopted as amended by the State of Washington.

H. The Washington State Factory Built Housing and Commercial Structures Installation Requirements, or Modular Installation Requirements. Pursuant to RCW 19.27 and RCW 43.22.455, the installation standards of WAC 296-150F together with the reference standards listed therein, are adopted as amended by the State of Washington.

Section 2. Section 12.24.050 of the Ruston Municipal Code is hereby amended to read as follows:

12.24.050 - Design criteria.

IRC Table R301.2(1) is amended by filling in the blanks of the table as follows:

Ground Snow Load = 30

Wind Speed = ~~85~~ 110

Topographic Effects = No

Seismic Design Category = D₂

Weathering = Moderate

Frost Line Depth = 12"

Termite = Slight to Moderate

Winter Design Temp = 29

Ice Barrier Underlayment Required = No

Flood Hazards = In accordance with Ruston Municipal Code Section 12.06, Floodplain Management

Mean Annual Temp = 52.3

Section 3. Section 12.26.020 of the Ruston Municipal Code is hereby amended to read as follows:

12.26.020 - Washington State manufactured homes installation provisions.

The City of Ruston, in Section 12.20.020, adopts the ~~2009~~ International Residential Code (IRC) Appendix E, pursuant to the authority of RCW 43.22 and RCW 19.27, and amends IRC Appendix E as follows:

(a) IRC Appendix E, Section AE102.2 is amended as follows:

AE102.2 Additions, alterations or repairs.

Additions made to a manufactured home shall conform to one of the following:

1. Be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.).

2. Be designed and constructed to conform with the applicable provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.).

3. Be designed and constructed in conformance with the code adopted by this jurisdiction. Additions shall be structurally separated from the manufactured home unless otherwise approved through an alteration permit approved by the Washington State Department of Labor and Industries.

(b) IRC Appendix E, Section AE301.2 is amended as follows:

AE301.2 Additions, alterations and repairs to a manufactured home.

A permit shall first be obtained from the Washington State Department of Labor and Industries to alter, remodel, repair or add accessory buildings or structures to a manufactured home subsequent to its initial installation. Permit issuance and fees therefor shall be in conformance with the codes applicable to the type of work involved.

An addition made to a manufactured home as defined in these provisions shall comply with the provisions of the adopted building code.

(c) IRC Appendix E, Section AE304.1 is amended as follows:

AE304.1 Permit fees. The fee for each manufactured home installation permit shall be as set forth in the Permit Fee Schedule as adopted by resolution by the City of Ruston City Council.

(d) IRC Appendix E, Section AE305.6 is amended by adding an additional paragraph as follows:

AE305.6 Other inspections. In addition to the called inspections specified above, the building official may make or require other inspections of any construction work to ascertain compliance with these provisions or other codes and laws which are enforced by the City of Ruston. Manufactured homes or their accessory buildings shall not be used or occupied until a certificate of occupancy is issued in accordance with Section R110 of this code.

(e) IRC Appendix E, Section AE504.1 is amended as follows:

AE504.1 General. Accessory buildings shall not be structurally supported by or attached to a manufactured home unless engineering calculations are submitted to substantiate any proposed structural connection and all alterations to the manufactured home are approved by the Washington State Department of Labor and Industries.

Exception: The building official may waive the submission of engineering calculations if it is found that the nature of the work applied for is such that engineering calculations are not necessary to show conformance to these provisions.

(f) IRC Appendix E, Section AE600.1 is amended as follows:

AE600.1 General. All manufactured homes must be installed in accordance with the manufacturer's installation instructions and/or rational analysis prepared by a Washington

State registered professional engineer. Sections AE601 through AE605 are deleted and not adopted.

IRC Appendix E, Section AE601 is repealed:

IRC Appendix E, Section AE602 is repealed.

IRC Appendix E, Section AE603 is repealed.

IRC Appendix E, Section AE604 is repealed.

IRC Appendix E, Section AE605 is repealed.

Section 4. Section 12.34.010 of the Ruston Municipal Code is hereby amended to read as follows:

12.34.010 - UPC administrative amendments.

The Uniform Plumbing Code is adopted by the City of Ruston in RMC 12.20.020, and is amended as follows:

(a) UPC Section ~~102.2.3~~106.4 is amended as follows:

~~102.2.3~~106.4 Stop Orders. Enforcement of violations of this code, including the issuance of stop work orders, shall be pursuant to the procedures set forth in Chapter 12.40 of the Ruston Municipal Code.

(b) UPC Section ~~102.4~~106.2 is amended as follows:

~~102.4~~106.2 Violations. Violations of this chapter as identified herein and in Chapter 12.40 of the Ruston Municipal Code shall be enforced as set forth in Chapter 12.40 of the Ruston Municipal Code. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain any plumbing or permit the same to be done in violation of this code.

(c) UPC Section 106.3 is repealed.

(d) UPC Section ~~103.3.3~~104.4.3 is amended as follows:

~~103.3.3~~104.4.3 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration, and shall include the

permittee's explanation of the need for the permit extension. The Building Official may only grant an extension if good cause is shown.

(de) UPC Section 103-4104.5 is amended as follows:

103-4104.5 Permit Fees. The fees for plumbing permits shall be as set forth in the Permit Fee Schedule as adopted by resolution by the City of Ruston City Council.

(f) UPC Section 107.1 is amended as follows:

107.1 Appeals. Appeals under this chapter, except appeals of enforcement or other actions brought under Chapter 12.40 RMC, shall follow the procedures set forth in Ruston Municipal Code Section 12.20.080.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

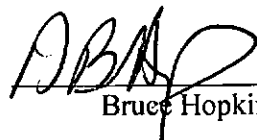
Section 6. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 7. Adopted Codes available to Public. Pursuant to RCW 35.21.180, one copy of all codes adopted by reference in this Chapter have been filed for use and examination by the public in the office of the City Clerk, prior to and after the adoption thereof.

Section 8. Effective Date. This Ordinance shall be effective five days after publication as provided by law.

ADOPTED by the City Council of the City of Ruston and attested by the City Clerk in authentication of such passage on this 15th day of November, 2016.

APPROVED by the Mayor this 15th day of November, 2016.



Bruce Hopkins, Mayor

ATTEST/AUTHENTICATED:



Judy Grams, City Clerk

APPROVED AS TO FORM:



Office of the City Attorney

FILED WITH THE CITY CLERK: _____
PASSED BY THE CITY COUNCIL: _____
PUBLISHED: _____
EFFECTIVE DATE: _____
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