



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Tom Phillips, Building Official
Eric Shields, Director of Planning and Community Development

Date: June 8, 2015

Subject: Adoption of the 2014 Electrical Code

RECOMMENDATION

It is recommended that the City Council adopt the attached Ordinance that updates and modifies Title 21 of the Kirkland Municipal Code (KMC) regarding adoption of the new electrical code.

By accepting this memo and attached ordinance during approval of the consent calendar, City Council is approving the ordinance modifying Title 21.

BACKGROUND DISCUSSION

The KMC establishes the adoption of the Kirkland Electrical Code which is based on the National Electrical Code (NEC). Every three years the NEC is updated and a new edition is published. RCW 19.28.010(3) requires cities that enforce the electrical code to adopt and enforce a code that is equal, better or higher than the State Electrical Code, which is also based on the NEC.

The current adoption cycle is unique because the State skipped an adoption cycle for the first time and went from the 2008 NEC to the 2014 NEC, which was then adopted in July of 2014, skipping the 2011 NEC. Since the State has already amended and adopted the 2014 NEC, Kirkland should also adopt an electrical code that is based on the 2014 NEC.

One of the reasons it has taken so long to adopt the 2014 electrical code, is because the State didn't publish the final draft of its code until May of 2014, which was then adopted in July. It wasn't until that time that the cities could review the State's new code and begin the update process of the Washington Cities Electrical Code, ensuring the code we adopt is equal, better or higher than the State's code. Kirkland staff led the state-wide effort to update the Washington Cities Electrical Code.

Because State law requires cities to enforce an electrical code that is equivalent to the State Electrical Code, we have been enforcing the new code without any negative feedback from our customers. While this ordinance modifies the existing KMC to adopt the most current version of "The Washington Cities Electrical Code", it also includes four other amendments to Title 21 of the KMC that address the following:

1. Provides a flat fee for roof mounted, residential, solar photovoltaic panels. Currently these fees are based on the valuation of the project, but because the panels are very expensive, this inflates the permit fee and causes the city to over collect for these types of permits.
2. Codifies the allowance for a project to get started with the installation of electrical conduit (electrical piping), but no wiring, while the main permit is being reviewed by staff. We have been allowing this for years, but felt it prudent to include this option in the KMC.
3. Removes the 2,500 SF threshold for plan review. Currently, non-residential electrical installations that are associated with a remodel of 2,500 SF or more in area require an electrical plan review. We have found that this threshold is unnecessary because the main purpose of our plan review is to check that an existing electrical system can handle additional loads. An increase in area is not necessarily an indicator of increased load. We will still require a plan review when 100 or more amps are being added
4. Clarifies that plan review is not required for the replacement of 60% or more of the lighting fixtures unless the electrical load is being increased.

ORDINANCE O-4486

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING CERTAIN CHAPTERS IN TITLE 21 OF THE KIRKLAND MUNICIPAL CODE RELATING TO ELECTRICAL PERMITS.

1 WHEREAS, Title 21 of the Kirkland Municipal Code ("KMC")
2 provides regulations governing building and construction in Kirkland,
3 including but not limited to electrical and administrative regulations; and
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5 WHEREAS, RCW 19.28 requires cities that enforce an electrical
6 code to adopt a code that is equal to, higher or better than the state
7 electrical code; and
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9 WHEREAS, Kirkland's electrical code contained in Chapter 21.70,
10 and adopted in 2009, is based on the 2008 National Electrical Code
11 (NEC) while the state has adopted and amended the 2014 NEC, which
12 means Kirkland's electrical code may no longer be equal to, higher or
13 better than the state's code; and
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15 WHEREAS, the MyBuildingPermit.com organization and the
16 Electrical Committee of the Washington Association of Building Officials
17 have updated their Washington Cities Electrical Code which is also based
18 on the 2014 NEC but amends it in a manner that better addresses the
19 concerns of cities while still remaining equal to, better or higher than
20 the state's code and should therefore be adopted as Kirkland's electrical
21 code; and
22

23 WHEREAS, the Washington Cities Electrical Code has clarified
24 further when a plan review is required for an electrical permit and this
25 clarification should be added to the KMC; and
26

27 WHEREAS, the electrical permit fees in Chapter 21.74 of the
28 Kirkland Municipal Code do not specifically address roof mounted
29 photovoltaic panels and a new flat fee for these installations would be
30 less than our current fee schedule and more reflective of the City's costs.
31

32 NOW, THEREFORE, the City Council of the City of Kirkland do
33 ordain as follows:
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35 Section 1. Section 21.70.010 of the KMC is hereby amended to
36 read as follows:

37 **21.70.010 Washington Cities Electrical Code Adopted**

38 The ~~June 22, 2009~~ January 22, 2014 edition of the Washington Cities
39 Electrical Code, Parts one and three, as published by the Washington
40 Association of Building Officials is adopted and shall be known as the
41 Kirkland Electrical Code.

42 Section 2. Table 7 of Chapter 21.74 of the KMC is amended as
 43 follows:

Table 7—Miscellaneous Electrical Inspection Fees

Type	Fee
Carnivals—including art and street fairs, haunted houses, amusement rides, and other temporary events	Base fee — \$81.00 Per concession — \$20.50 Maximum fee — \$256.00
Signs—new circuit installation (for electrical connection. A separate sign permit is required)	\$67.00
Portable Classrooms and Mobile Home Service	\$81.00
Annual Permit per Section 21.06.495(e)	\$2,400
Swimming Pools, Hot Tubs, Spas, and Saunas (for electrical connection. A separate building and/or plumbing permit is also required)	\$81.00
Temporary Power	\$67.00 1—200 amperes \$113.00 201—400 amperes Table 6 over 400 amperes
<u>Roof mounted solar photovoltaic systems installed on detached 1 & 2 family homes and townhouses.</u>	<u>\$300</u>

44 Section 3. Subsection 21.06.225(2)(F) of the KMC is amended
 45 to read as follows:

46
 47 (F) Plan Review Required. Electrical plan review is required for all
 48 new or altered electrical projects in the following occupancies and/or
 49 installations:

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 51 Exception: Subject to the approval of the Building Official, electrical
 52 plan review is not required for the occupancies and/or installations listed
 53 below when the scope of work is for conduit(s) only and electrical plans
 54 for the project have been submitted for review.

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 56 (i) Educational, institutional, or health care facilities/buildings as
 57 follows:

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 59 a. Hospital;
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 61 b. Nursing home unit or long-term care unit;

- 62 c. Boarding home;
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64 d. Assisted living facility;
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66 e. Private alcoholism hospital;
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68 f. Alcoholism treatment facility;
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70 g. Private psychiatric hospital;
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72 h. Maternity home;
73
74 i. Ambulatory surgery facility;
75
76 j. Renal hemodialysis clinic;
77
78 k. Residential treatment facility for psychiatrically impaired children
79 and youth;
80
81 l. Adult residential rehabilitation center;
82
83 m. Educational facilities;
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85 n. Institutional facilities;
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87 Exception: Electrical plan review is not required for the above
88 educational, institutional, or health care facilities/buildings where:
89
90 a. Lighting specific projects that result in an electrical load reduction
91 on each feeder involved in the project;
92
93 b. Low voltage systems;
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95 c. Modification to existing electrical installations where all of the
96 following conditions are met:
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98 1. Service or distribution equipment involved is rated less than one
99 hundred amperes and does not exceed two hundred fifty volts;
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101 2. Does not involve emergency systems other than listed unit
102 equipment per NEC 700.12(F);
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104 3. Does not involve branch circuits or feeders of an essential
105 electrical system as defined in NEC 517.2; and
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107 4. Service and feeder load calculations are increased by five percent
108 or less;
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110 d. Stand-alone utility fed services that do not exceed two hundred
111 fifty volts and less than one hundred amperes where the project's
112 distribution system does not include:
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114 1. Emergency systems other than listed unit equipment per NEC
115 700.12(F);

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2. Critical branch circuits or feeders as defined in NEC 517.2; or

3. A required fire pump system.

~~(ii) Alterations in nonresidential occupancies two thousand five hundred square feet and greater.~~

(iii) Installations in occupancies, except one- and two-family dwellings, where a service or feeder rated one hundred amperes or greater is installed or altered or if more than one hundred amperes are added to the service or feeder.

~~(iviii)~~ All work on electrical systems operating at/over six hundred volts.

(iv) All commercial generator installations or alterations.

(vi) All work in areas determined to be hazardous (classified) locations by the NEC.

(vii) If sixty percent or more of luminaires change, and there is an increase in the lighting load.

(viii) Installations of switches or circuit breakers rated four hundred amperes or over except for one- and two-family dwellings.

~~(ixviii)~~ Wind-driven generators.

(ix) Solar photovoltaic systems.

(xi) Any proposed installation which cannot be adequately described in the application form.

(xii) Temporary electrical services exceeding four hundred amps.

Section 4. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 5. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2015.

Signed in authentication thereof this ____ day of _____, 2015.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

PUBLICATION SUMMARY
OF ORDINANCE O-4486

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING CERTAIN CHAPTERS IN TITLE 21 OF THE KIRKLAND MUNICIPAL CODE RELATING TO ELECTRICAL PERMITS.

SECTION 1. Updates Section 21.70.010 of the Kirkland Municipal Code (KMC) to the January 22, 2014, edition of the Washington Cities Electrical Code.

SECTION 2. Amends Table 7 of Chapter 21.74 of the KMC related to the miscellaneous electrical inspection fee.

SECTION 3. Amends Subsection 21.06.225(2)(F) of the KMC relating to required plan review.

SECTION 4. Provides a severability clause for the ordinance.

SECTION 5. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the _____ day of _____, 2015.

I certify that the foregoing is a summary of Ordinance _____ approved by the Kirkland City Council for summary publication.

City Clerk