



MEMORANDUM

To: Dave Ramsay, City Manager
From: Tom Phillips, Building Services Manager
Date: September 22, 2009
Subject: ELECTRICAL CODE UPDATE

Recommendation:

Staff recommends that the City Council adopt the attached Ordinance amending and repealing certain chapters of Title 21 of the Kirkland Municipal Code (KMC).

Background and 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 a code that is equal, higher or better than the State Electrical Code, which is also based on the NEC. The State has already adopted and amended the 2008 NEC while Kirkland's electrical code is still based on the 2005 NEC.

MyBuildingPermit.com and the Washington Association of Building Officials formed a committee to review electrical code adoption options. The electrical committee had participation from Bellevue, Bellingham, Burien, Des Moines, Kirkland, King County, Lacey, Longview, Marysville, Mercer Island, Olympia, Redmond, Renton, SeaTac, Seattle and Vancouver. The committee compared the 2008 NEC to the most current State rules and to regional concerns. Through this unprecedented effort, "The Washington Cities Electrical Code" was created. This new code provides cities with a document that complies with RCW 19.28.010(3) and offers the following advantages:

- It is written in the same format as the NEC and clearly indicates which article of the NEC is amended eliminating any conflict between a State rule and the NEC.
- The format will allow the creation of insert pages that can be inserted in the applicable pages of the NEC allowing the code official and the contractor to have a clear understanding of the code amendments.
- The Washington Cities Code will provide consistency among the cities that adopt it.

This ordinance modifies the existing KMC to adopt "The Washington Cities Electrical Code" along with amendments to KMC Chapter 21.06, the administrative provisions, so as to be consistent with other cities in the region. It also repeals KMC Chapter 21.04 which provides additional general administrative provisions, some of which are duplicative and potentially in conflict with the specific administrative provisions in various chapters of Title 21 of the KMC. The necessary administrative provisions from Chapter 4 have been imported into each applicable chapter of Title 21.

The two most significant changes to the proposed new Kirkland Electrical Code are:

Arc Fault Circuit Interrupters (AFCI)

AFCIs are special circuit breakers that can detect arcing in a circuit causing the breaker to trip and shut off power to that circuit. Traditional circuit breakers trip when the circuit current exceeds the rating of the breaker; typically 15 amps or 20 amps for a bedroom. An arc is created when there is a loose connection in the circuit. This could be a broken wire or a loose connection. The arc does not produce high current so a traditional breaker will not trip, but left uncorrected, it can produce enough heat to cause a fire. There are more than 50,000 residential electrical fires every year in the US. Most of these electrical fires could be prevented by using AFCIs.

The 2008 edition of the NEC now requires all general purpose circuits of a house to be protected with AFCIs. However, Washington State has recently amended the 2008 NEC to exclude the AFCI requirement for the entire house and limits them to only bedrooms, citing economic concerns. The typical cost for a new house to have the additional AFCIs installed would be \$150 to \$200. The electrical committee feels that there is enough fire data to indicate that the installation of AFCI's is a cost effective way to prevent residential electrical fires. This is one of the few instances where the Cities Electrical Code will be more restrictive than the State's code.

At the January 15, 2009 Public Safety Committee meeting, this issue was discussed and the committee decided unanimously to endorse adoption of the new electrical code with the AFCI protection required for the entire house.

Tamper Resistant Receptacles

The 2008 NEC now requires tamper resistant receptacles throughout all new houses. This is meant to prevent the accidental shock of children by sticking objects into the receptacle. The openings in the receptacles remain closed unless both prongs of a cord cap are inserted at the same time.

ORDINANCE 4208

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING AND REPEALING CERTAIN CHAPTERS IN TITLE 21 OF THE KIRKLAND MUNICIPAL CODE (KMC) RELATING TO BUILDINGS AND CONSTRUCTION.

WHEREAS, Title 21 of the Kirkland Municipal Code provides regulations governing building and construction in Kirkland, including but not limited to electrical and administrative regulations; and

WHEREAS, RCW 19.28 requires cities that enforce an electrical code to adopt a code that is equal to, higher or better than the state electrical code; and

WHEREAS, Kirkland's electrical code contained in Chapter 6 of Title 21 is based on the 2005 National Electrical Code (NEC) while the state has adopted and amended the 2008 NEC, which means Kirkland's electrical code may no longer be equal to, higher or better than the state's code; and

WHEREAS, the MyBuildingPermit.com organization and the Electrical Committee of the Washington Association of Building Officials have created a new code called the Washington Cities Electrical Code which is also based on the 2008 NEC but amends it in a manner that better addresses the concerns of cities while still remaining equal to, better or higher than the state's code and should therefore be adopted as Kirkland's electrical code; and

WHEREAS, Chapter 4 of Title 21 provides general administrative provisions some of which are duplicative or in conflict with the specific administrative provisions in the various chapters of Title 21 and should therefore be repealed with the necessary administrative provisions from Chapter 4 imported into each chapter of Title 21; and

WHEREAS, references throughout the Title to Code should instead be references to the chapter within which they appear;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Chapter 21.04 of the KMC is hereby repealed.

Section 2. Chapter 21.06 of the KMC is hereby amended as follows:

21.06.020 Scope.

(a) This ~~code~~ chapter establishes the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within the corporate limits of the city. The provisions of this ~~code~~ chapter shall apply to the administration of the

following technical codes ~~as adopted by the state of Washington and as listed:~~

- (1) 2006 International Building Code—Chapter 51-50 WAC;
- (2) 2006 International Residential Code—Chapter 51-51 WAC;
- (3) 2006 International Mechanical Code—Chapter 51-52 WAC;
- (4) 2006 National Fuel Gas Code (NFPA 54)—Chapter 51-52 WAC;
- (5) ~~2005 National~~ Kirkland Electrical Code;
- (6) 2004 Liquefied Petroleum Gas Code (NFPA 58)—Chapter 51-52 WAC;
- (7) 2006 International Fuel Gas Code—Chapter 51-52 WAC;
- (8) 2006 Uniform Plumbing Code—Chapters 51-56 and 51-57 WAC.

21.06.025 Definitions.

For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this section or in the definitions provisions of the technical codes. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third International Dictionary of the English Language, Unabridged, latest edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

(1) "Action" means a specific response complying fully with a specific request by the jurisdiction.

(2) "Existing building" means a building erected prior to the adoption of ~~this~~ the current building code, or one for which a legal building permit has been issued and finalized.

(3) "Building service equipment" means and refers to the plumbing, mechanical and electrical equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting, and transportation facilities essential to the occupancy of the building or structure for its designated use.

(4) "Complete response" means an adequate response to all requests from city staff in sufficient detail to allow the application to be processed.

(5) "Dangerous building code" means the 1997 Uniform Code for the Abatement of Dangerous Buildings promulgated by the International Council of Building Officials as adopted by the jurisdiction.

(6) "Energy code" means the Washington State Energy Code promulgated by the Washington State Building Code Council as adopted by the city.

(7) "Housing code" means the 1997 Uniform Housing Code promulgated by the International Council of Building Officials as adopted by the city.

(8) "IBC" means the latest edition of the International Building Code promulgated by the International Code Council as adopted by the city.

(9) "IMC" means the latest edition of the International Mechanical Code promulgated by the International Code Council as adopted by the city.

(10) "IRC" means the latest edition of the International Residential Code promulgated by the International Code Council as adopted by the city.

(11) "NEC" means the latest edition of the National Electrical Code promulgated by the National Fire Protection Association as adopted by the city.

(12) "Occupancy" means the purpose for which a building, or part thereof, is used or intended to be used.

(13) "Shall," as used in this chapter, is mandatory.

(14) "Technical codes" are the codes, appendices and referenced code standards adopted by the jurisdiction.

(15) "UPC" means the latest edition of the Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials as adopted by the jurisdiction.

(16) "Valuation" or "value," used in computing the plan review and permit (inspection) fees, means the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment.

(17) "VIAQ" means the Washington State Ventilation and Indoor Air Quality Code promulgated by the Washington State Building Code Council, as adopted by the jurisdiction.

21.06.040 Referenced codes.

The codes listed in Sections 21.06.045 through 21.06.085 and referenced elsewhere in this ~~code~~ chapter shall be considered part of the requirements of this ~~code~~ chapter to the prescribed extent of each such reference.

21.06.085 Electrical.

~~The provisions of the National Electrical Code (NEC) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. The provisions of the Kirkland Electrical Code applies to the installation of electric conductors, electric equipment and additions, alterations, modifications, or repairs to existing electrical installations for the following:~~

(a) Electric conductors, electric equipment, and electrical raceways installed within or on public and private buildings, property or other structures.

(b) Signaling and communications conductors and equipment, telecommunications conductors and equipment, fiber optic cables, and raceways installed within or on public and private buildings, property or other structures.

(c) Yards, lots, parking lots, and industrial substations.

(d) Temporary electrical installations for use during the construction of buildings.

(e) Temporary electrical installations for carnivals, conventions, festivals, fairs, traveling shows, the holding of religious services, temporary lighting of streets, or other approved uses.

(f) Installations of conductors and equipment that connect to a supply of electricity.

(g) All other outside electrical conductors on the premises.

(h) Optional standby systems derived from portable generators.

Exception: Installations under the exclusive control of electric utilities for the purpose of communication, transmission, and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utilities or on public highways, streets, roads, etc., or outdoors by established rights on private property.

It is the intent of this section that this code covers all premises' wiring or wiring other than utility owned metering equipment, on the load side of the service point of buildings, structures, or any other premises not owned or leased by the utility. Also, it is the intent that this code covers installations in buildings used by the utility for purposes other than listed in above, such as offices buildings, warehouses, garages, machine shops, and recreational buildings which are not an integral part of a generating plant, substation, or control center.

21.06.090 General-Applicability.

(a) General. Where, in any specific case, different sections of this code chapter specify different materials, methods of construction or other requirements, the most restrictive shall govern except that the hierarchy of the codes named in Chapter 19.27 RCW shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

(b) New Installations. This chapter applies to new installations.

Exception: If an electrical, plumbing or mechanical permit application is received after this chapter has taken effect, but is associated with a building permit application received prior to the effective date of the ordinance codified in this chapter, all applicable codes adopted and in force at the time of a complete building permit application will apply.

(c) Existing installations. Lawfully installed existing installations that do not comply with the provisions of this chapter shall be permitted to be continued without change, except as is specifically covered in this chapter, the International Fire Code or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public. Where changes are required for correction of hazards, a reasonable amount of time shall be given for compliance, depending on the degree of the hazard.

(d) Maintenance. Building and structures, including their electrical, plumbing and mechanical systems, equipment, materials and

appurtenances, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe, hazard-free condition. Devices or safeguards that are required by this chapter shall be maintained in compliance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of the systems and equipment. To determine compliance with this provision, the code official shall have the authority to require that the systems and equipment be re-inspected.

(e) Additions, alterations, modifications or repairs. Additions, alterations, modifications or repairs to a building or structure or to the electrical, plumbing or mechanical system(s) of any building, structure, or premises shall conform to the requirements of this chapter without requiring those portions of the existing building or system not being altered or modified to comply with all the requirements of this chapter. Installations, additions, alterations, modifications, or repairs shall not cause an existing building to become unsafe or to adversely affect the performance of the building as determined by the building official or designated representative. Electrical wiring added to an existing service, feeder, or branch circuit shall not result in an installation that violates the provisions of the code in force at the time the additions were made.

21.06.095 Other laws.

The provisions of this ~~code~~ chapter shall not be deemed to nullify any provisions of local, state or federal law.

21.06.100 Application of references.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this ~~code~~ chapter.

21.06.110 Partial invalidity.

In the event that any part or provision of this ~~code~~ chapter or a technical code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

21.06.115 Existing structures.

The legal occupancy of any structure existing on the date of adoption of the technical codes shall be permitted to continue without change, except as is specifically covered in this ~~code~~ chapter, the International Fire Code, or as is deemed necessary by the building official or fire official for the general safety and welfare of the occupants and the public.

21.06.117 Moved buildings, electrical.

(a) Nonresidential buildings or structures moved into the City must be inspected to ensure compliance with current requirements of this chapter.

(b) Residential buildings or structures wired in the U.S., to NEC requirements, and moved into the City must be inspected to ensure compliance with the NEC requirements in effect at the time and place the original wiring was made. The building or structure must be inspected to ensure compliance with all current requirements of Chapter 19.28 RCW and the rules developed by the department if:

1. The original occupancy classification of the building or structure is changed as a result of the move; or

2. The building or structure has been substantially remodeled or rehabilitated as a result of the move.

(c) Residential buildings or structures wired in Canada to Canadian Electrical Code (CEC) standards and moved into the City must be inspected to ensure compliance with the following minimum safety requirements:

1. Service, service grounding, and service bonding must comply with this chapter.

2. Canadian Standards Association (CSA) listed Type NMD cable is allowed with the following qualifications:

A. CSA listed Type NMD cable, American Wire Gauge #10 and smaller installed after 1964 utilizing an equipment grounding conductor smaller than the phase conductors, must be:

i. Replaced with a cable utilizing a full-size equipment grounding conductor; or

ii. Protected by a ground fault circuit interrupter protection device.

B. CSA listed Type NMD cable, #8 AWG and larger, must:

i. Utilize an equipment grounding conductor sized according to the requirements of the NEC in effect at the time of the installation;

ii. Be protected by a ground fault circuit interrupter protection device; or

iii. Be replaced.

3. Other types of wiring and cable must be:

A. Replaced with wiring listed or field evaluated in accordance with U.S. standards by a laboratory approved by the department; or

B. Protected by a ground fault circuit interrupter protection device and arc fault circuit protection device.

4. Equipment, other than wiring or panelboards, manufactured and installed prior to 1997 must be listed and identified by laboratory labels approved by the department or CSA labels.

5. All panelboards must be listed and identified by testing laboratory labels approved by the department with the following qualifications:

A. CSA listed panelboards labeled "Suitable for Use as Service Equipment" will be considered to be approved as "Suitable for Use only as Service Equipment."

B. CSA listed panelboards must be limited to a maximum of 42 circuits.

C. CSA listed panelboards used as lighting and appliance panelboards as described in the NEC, must meet all current requirements of the NEC and this chapter.

6. Any wiring or panelboards replaced or changed as a result of the move must meet current requirements of Chapter 19.28 RCW and this chapter.

7. The location, type, and ground fault circuit interrupter protection of receptacles and equipment in a bathroom, kitchen, basement, garage, or outdoor area must meet the Washington requirements in effect at the time the wiring was installed.

8. 4, 15-ampere, kitchen small appliance circuits will be accepted in lieu of 2, 20-ampere, kitchen small appliance circuits. Receptacles will not be required to be added on kitchen peninsular or island counters.

9. Spacing requirements for all other receptacles must meet the Washington requirements in effect at the time the wiring was installed.

10. Receptacles installed above baseboard or fixed wall space heaters must be removed and the outlet box covered with a blank cover. The receptacle is required to be relocated as closely as possible to the existing location.

11. Lighting outlet and switch locations must meet the Washington requirements in effect at the time the wiring was installed.

12. Dedicated 20-ampere small appliance circuits are not required in dining rooms.

13. Electric water heater branch circuits must be adequate for the load.

14. The location, type, and circuit protection of feeders must meet the Washington requirements in effect at the time the wiring was installed.

21.06.140 Applications and permits.

The building official shall receive applications, review construction documents and issue permits for the erection, alteration, demolition and moving of buildings, structures and building service systems and equipment, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this chapter and the technical codes.

21.06.170 Liability.

The building official or employee charged with the enforcement of this chapter and the technical codes, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this ~~code~~ chapter or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this ~~code~~ chapter shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this ~~code~~ chapter and the technical codes.

21.06.205 Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this ~~code~~ chapter or one of the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. A separate permit is required for each building or structure.

Exception: when deemed appropriate by the building official, accessory buildings and structures may be included under the permit of the main building or structure.

21.06.215 Work exempt from permit.

Exemptions from permit requirements of this ~~code~~ chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

(1) Building.

(A) One-story detached accessory structures used as tool and storage sheds, tree-supported play structures, playhouses and similar uses, provided the floor area does not exceed one hundred and twenty square feet.

(B) Fences not over six feet high.

(C) Oil derricks.

(D) Retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

(E) Water tanks supported directly on grade if the capacity does not exceed five thousand gallons and the ratio of height to diameter or width does not exceed two to one.

(F) Sidewalks and driveways associated with residential buildings constructed under the provisions of the IRC.

(G) Decks, associated platforms and steps accessory to residential buildings constructed under the provisions of the IRC which are not more than thirty inches above adjacent grade and not over any basement or story below.

(H) In-kind re-roofing of one- and two-family dwellings, provided the roof sheathing is not removed or replaced.

(I) Painting, ~~nonstructural wood or vinyl siding~~, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

(J) Temporary motion picture, television and theater stage sets and scenery.

(K) Prefabricated swimming pools accessory to a one- and two-family dwelling, which are less than twenty-four inches deep, do not exceed five thousand gallons and are installed entirely above ground.

~~(L) Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.~~

(M) Swings, slides and other similar playground equipment.

(N) Window awnings supported by an exterior wall of one- and two-family dwellings which do not project more than fifty-four inches from the exterior wall and do not require additional support.

(O) Like-for-like replacement of windows in an IRC structure.

(P) Nonfixed and movable cases, counters and partitions not over five feet, nine inches in height.

(Q) Satellite earth station antennas six and one-half feet or less in diameter or diagonal in zones other than residential zones.

(R) Satellite earth station antennas three and one-quarter feet or less in diameter in residential zones.

(S) Video programming service antennas three and one-quarter feet or less in diameter or diagonal dimension, regardless of zone.

(T) Removal or installation of nonstructural wood or vinyl siding on IRC structures.

(2) Electrical.

(A) Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the National Electrical Code;

(B) Repair or replacement of fixed motors, transformers or fixed approved appliances or devices rated fifty amps or less which are like-in-kind in the same location;

(C) Temporary decorative lighting; when used for a period not to exceed ninety days and removed at the conclusion of the ninety-day period;

(D) Repair or replacement of current-carrying parts of any switch, conductor or control device which are like-in-kind in the same location;

(E) Repair or replacement of attachment plug(s) and associated receptacle(s) rated fifty amperes or less which are like-in-kind in the same location;

(F) Repair or replacement of any over current device which is like-in-kind in the same location;

(G) Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems;

(H) Removal of electrical wiring;

(I) Telecommunication outlet installations within individual dwelling units;

(J) Listed wireless security systems where power is supplied by a listed Class 2 plug-in transformer installed within dwelling units;

(K) The installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility;

(L) Portable generators rated at four thousand watts or less;

(M) Travel trailers;

(N) Like-in-kind replacement of a: contactor, relay, timer, starter, circuit board, or similar control component; household appliance; circuit breaker; fuse; residential luminaire; lamp; snap switch; dimmer;

receptacle outlet; thermostat; heating element; luminaire ballast with an exact same ballast; component(s) of electric signs, outline lighting, skeleton neon tubing when replaced on-site by an appropriate electrical contractor and when the sign, outline lighting or skeleton neon tubing electrical system is not modified; ten horsepower or smaller motor; and induction detection loops described in WAC 296-46B-300(2) and used to control gate access devices.

(3) Mechanical.

- (A) Portable heating, cooking, or clothes drying appliances.
- (B) Portable ventilation equipment.
- (C) Portable cooling unit.
- (D) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this ~~code~~ chapter.
- (E) Replacement of any part which does not alter its approval or make it unsafe.
- (F) Portable evaporative cooler.
- (G) Self-contained refrigeration system containing ten pounds or less of refrigerant and actuated by motors of one horsepower or less.
- (H) Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

(4) Plumbing.

- (A) The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe; provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this ~~code~~ chapter.
- (B) The clearing of stoppages.
- (C) Reinstallation or replacement of prefabricated fixtures that do not involve or require the replacement or rearrangement of valves or pipes.

21.06.230 Application for permit.

For other than on-line permits, to obtain a permit, the applicant shall first submit a complete application in writing on a form furnished by the building department for that purpose. Such application shall include:

- (1) A description of the work to be covered by the permit for which application is made.
- (2) The use and occupancy for which the proposed work is intended.
- (3) A legal description of the property upon which the project is located.
- (4) The street address of the property.
- (5) The tax parcel number.
- (6) The property owner's name, address, and phone number.
- (7) The prime contractor's business name, address, phone number, current state contractor registration number.
- (8) The valuation of the proposed work.

(9) Proof of a potable water supply for buildings requiring potable water.

(10) Construction documents and other information as required in Article VI.

Exception: The above information is required for building permits, but may not be required for other types of permits such as plumbing, electrical, mechanical, sign, LSM and roofing.

(11) For building projects valued at over five thousand dollars, either:

(A) The name, address and phone number of the office of the lender administering the interim construction financing, if any; or

(B) The name, address and phone number of the office of the lender administering the interim construction financing, if any; or the name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project; provided, that if any of this information is not available at the time the application is submitted, the applicant shall so state and the lack of said information shall not cause the application to be deemed incomplete for the purposes of this section. However, the applicant shall provide the remaining information prior to the permit being issued.

21.06.240 Action on application.

(a) The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this ~~code~~ chapter and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

(b) Revisions to the submittal documents, not requested by the city, may be accepted by the city, however the revisions may result in additional fees being assessed. Substantial revisions may require a new permit application be submitted as determined by the building official.

(c) Before a permit is issued, the code official is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

21.06.250 Validity of permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this ~~code~~ chapter or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this ~~code~~ chapter or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction

of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this ~~code~~ chapter or of any other ordinances of this jurisdiction.

21.06.255 Permit expiration.

(a) Every building permit and its associated ancillary permits issued for an IRC permitted structure or for a tenant space within an existing building shall expire in two years from the date of issuance.

(b) Every LSM permit and every building permit and its associated ancillary permits issued for a commercial, educational, institutional, multifamily, public, industrial or similar structure shall expire in three years from the date of issuance.

(c) Sign permits and electrical, mechanical, and plumbing permits not associated with a building permit shall expire one year from the date of issuance.

(d) The building official may grant a thirty-day extension of time for permits when only the final inspection is remaining and all other work has been approved.

(e) It is a violation of this chapter to allow a permit to expire without first obtaining an approved final inspection.

21.06.260 Suspension or revocation.

The building official is authorized to suspend or revoke a permit issued under the provisions of this ~~code~~ chapter wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this ~~code~~ chapter.

21.06.270 ~~Construction documents~~ General.

Construction documents, statement of special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the state of Washington. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this ~~code~~ chapter.

21.06.275 Information on construction documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this ~~code~~ chapter and relevant laws, ordinances,

rules and regulations. The plans must include the relevant items listed in this section and any other information or documents deemed necessary by the building official.

(A) Building

(1) ~~21.06.280~~ Fire protection system shop drawings.

Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this ~~code~~ chapter and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the IBC. Shop drawings shall be prepared by a certified individual as required by the state of Washington.

(2) ~~21.06.285~~ Means of egress.

The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this ~~code~~ chapter. In occupancies within the scope of the International Building Code, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

(3) ~~21.06.290~~ Exterior wall envelope.

Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this ~~code~~ chapter. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

Exception: Subject to the approval of the building official, one- and two-family dwellings and private garages may be exempt from the detailing requirements of this section.

(4) ~~21.06.295~~ Site plan.

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, significant trees, distances from lot lines, easements, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

(B) ~~21.06.300~~ Electrical construction documents.

~~(a) Plan review is a part of the electrical inspection process; its primary purpose is to determine that electrical loads, conductors, and equipment are calculated and sized according to the proper NEC article or section, the classification of hazardous locations, and proper design of emergency and legally required standby systems. Two sets of construction documents shall be submitted with each application for an electrical permit for the following installations:~~

~~(1) Installations of services or feeders rated four hundred amperes or over.~~

~~Exception: Construction documents shall not be required for one and two-family dwellings.~~

~~(2) Installations of switches or circuit breakers rated four hundred amperes or over.~~

~~Exception: Plans and specifications shall not be required for one and two-family dwellings.~~

~~(3) Any proposed installation which cannot be adequately described in the application form.~~

~~(4) Installation of electrical generators greater than four thousand watts.~~

~~(5) All educational, institutional, and health care or personal care occupancies classified or defined in WAC 296-46B-901(13).~~

~~(6) All electrical installations in hazardous areas as defined by the currently adopted National Electrical Code.~~

~~(b) Construction documents shall be drawn to a clearly indicated and commonly accepted scale of not less than one-eighth inch to one foot, upon suitable material. Plans shall indicate the nature and extent of the work proposed and shall show in detail that the installation will conform to the provisions of this code. All electrical work shall be readily distinguishable from other mechanical work. If plans are incomplete, unintelligible or indefinite, the building official may reject or refuse to examine such plans or may require the plans to be prepared by a licensed electrical engineer, even though a plan examination fee has been paid.~~

~~(c) Classification and definition of educational, institutional, health or personal care and licensed day care occupancies shall be as defined in WAC 296-46B-901(13) and is hereby adopted as part of this code.~~

~~(d) All electrical plans for the following installations shall be prepared by, or under the direction of, an electrical engineer registered under Chapter 18.43 RCW, and Chapters 180-29, 246B-320, and 388-97 WAC. All electrical plans must bear the engineer's stamp and signature.~~

~~(1) All educational facilities, hospitals and nursing homes;~~

~~(2) All services or feeders rated one thousand six hundred amperes or larger;~~

~~(3) All installations identified in the National Electrical Code requiring engineering supervision;~~

~~(4) As required by the building official for installations which by their nature are complex, hazardous or pose unique design problems.~~

~~(e) Construction documents shall include the following information:~~

- ~~(1) The proposed use or occupancy of the various portions of the building or rooms in which the installation is to be made;~~
- ~~(2) A complete riser diagram;~~
- ~~(3) The calculated load schedule and demand factor selected for each branch circuit, feeder, sub-feeder, main feeder and service;~~
- ~~(4) Panel and branch circuit schedules showing individual branch circuit loads, total demand load and connected load;~~
- ~~(5) Fault current calculations and listed interrupting rating for each service and/or feeder;~~
- ~~(6) A key to all symbols used;~~
- ~~(7) Letters and numbers designating mains, feeders, branch circuits and distribution panels;~~
- ~~(8) Wattage, number of sockets and type of lighting fixture;~~
- ~~(9) Wattage and purpose of all other outlets;~~
- ~~(10) Voltage at which the equipment will operate;~~
- ~~(11) Identification of wire sizes, insulation type, conduit type and sizes;~~
- ~~(12) Other information as may be required by the plans examiner.~~

(1) Electrical Engineer. Electrical plans for the following installations shall be prepared by, or under the direction of an electrical engineer registered under Chapter 18.43 RCW, and Chapters 180-29, 246B-320, and 388-97 WAC. All electrical plans must bear the engineer's stamp and signature.

- (a) All educational facilities, hospitals and nursing homes;
- (b) All services or feeders rated 1,600 amperes or larger;
- (c) All installations identified in the National Electrical Code requiring engineering supervision;
- (d) As required by the building official for installations which by their nature are complex, hazardous or pose unique design problems.

(2) Information on construction documents. Construction documents shall identify the name and classification of the facility and clearly show the electrical installation or alteration in floor plan view, include all switchboard and panelboard schedules and when a service or feeder is to be installed or altered, must include a riser diagram, load calculation, fault current calculation, and interrupting rating of equipment.

(3) Penetrations. Construction documents shall indicate where penetrations will be made for electrical systems and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fireblocking.

(4) Load calculations. Where an addition or alteration is made to an existing electrical system, an electrical load calculation shall be prepared to determine if the existing electrical service has the capacity to serve the added load.

(5) Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is permitted to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

(6) Plan review required. Electrical plan review is required for all new or altered electrical projects in the following occupancies and/or installations:

- (a) Educational, institutional, or health care facilities/buildings as follows:
- (1) Hospital
 - (2) Nursing home unit or long-term care unit
 - (3) Boarding home
 - (4) Assisted living facility
 - (5) Private alcoholism hospital
 - (6) Alcoholism treatment facility
 - (7) Private psychiatric hospital
 - (8) Maternity home
 - (9) Ambulatory surgery facility
 - (10) Renal hemodialysis clinic
 - (11) Residential treatment facility for psychiatrically impaired children and youth
 - (12) Adult residential rehabilitation center
 - (13) Educational facilities
 - (14) Institutional facilities

Exception: Electrical Plan review is not required for the above educational, institutional, or health care facilities buildings where:

- (a) Lighting specific projects that result in an electrical load reduction on each feeder involved in the project;
- (b) Low voltage systems;
- (c) Modification to existing electrical installations where all of the following conditions are met:
 - (i) Service or distribution equipment involved is rated 100 amperes or greater and does not exceed 250 volts;
 - (ii) Does not involve emergency systems other than listed unit equipment per NEC 700.12(F);
 - (iii) Does not involve branch circuits or feeders of an essential electrical system as defined in NEC 517.2; and

- (iv) Service and feeder load calculations are increased by 5% or less.
- (d) Stand-alone utility fed services that do not exceed 250 volts, 100 amperes where the project's distribution system does not include:
 - (i) Emergency systems other than listed unit equipment per NEC 700.12(F);
 - (ii) Critical branch circuits or feeders as defined in NEC 517.2, or
 - (iii) A required fire pump system.
- (b) Alterations in non-residential occupancies 2,500 square feet and greater.
- (c) Installations in occupancies, except one and two family dwellings, where a service or feeder rated 100 amperes or greater is installed or altered or if more than 100 amperes is added to the service or feeder.
- (d) All work on electrical systems operating at/over 600 Volts
- (e) All commercial generator installations or alterations
- (f) All work in areas determined to be hazardous (classified) location by the NEC.
- (g) If 60% or more of luminaires change.
- (h) Installations of switches or circuit breakers rated four hundred amperes or over except for one and two family dwellings.
- (i) Wind driven generators.
- (j) Solar photovoltaic systems.
- (k) Any proposed installation which cannot be adequately described in the application form.

(C) Plumbing

Plans must be submitted for review and approval whenever the scope of the work is too complex for inspection alone as determined by the building official.

(D) Mechanical

Plans must be submitted for review and approval whenever the scope of the work is too complex for inspection alone as determined by the building official.

21.06.333 Examination of Documents.

The code official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this chapter and other pertinent laws or ordinances.

21.06.370 Electrical.

(a) If the building official finds that the safety of life and property will not be jeopardized, permits may be issued for temporary electrical installations for use during the construction of buildings or for

carnivals, conventions, festivals, fairs, the holding of religious services, temporary lighting of streets, or other approved uses. Permission to use such temporary installation shall not be granted for a length of time greater than ninety days, except that a permit for a temporary installation to be used for constructing of a building may be issued for the period of construction. Should such temporary lighting be over the street area, the proper authorization for such use of the street must first be obtained.

(b) All such temporary installations shall be made in accordance with the requirements of this ~~code~~ chapter; provided, that the building official may permit deviations which will not permit hazards to life or property; and further provided, that whenever such hazards are deemed by the building official to exist, the building official may at once rescind or cancel the permit covering such installation and disconnect, or order the disconnection of all energy to such equipment.

21.06.375 Conformance.

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this ~~code~~ chapter as necessary to ensure the public health, safety and general welfare.

21.06.400 Building permit valuations.

The applicant for a permit shall provide an estimated permit value at time of application. The determination of value or valuation under any of the provisions of this ~~code~~ chapter shall be made by the building official.

21.06.415 Refunds.

The building official may authorize refunding of not more than eighty percent of the inspection fee paid when no work has been done under a permit issued in accordance with this ~~code~~ chapter. 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 canceled before any plan reviewing is done. The building official shall not authorize a refund of any fee paid except on written application filed by the original permittee not later than one hundred eighty days after the date of ~~application~~ payment of the fee.

21.06.420 General.

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this ~~code~~ chapter or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this ~~code~~ chapter or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible

and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

21.06.430 Manufacturer's installation instructions.

Manufacturer's installation instructions, as required by this ~~code~~ chapter, shall be available on the job site at the time of inspection.

21.06.490 Energy efficiency inspection.

(a) Envelope.

(1) Wall Insulation Inspection. To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.

(2) Glazing Inspection. To be made after glazing materials are installed in the building.

(3) Exterior Roofing Insulation. To be made after the installation of the roof insulation, but before concealment.

(4) Slab/Floor Insulation. To be made after the installation of the slab/floor insulation, but before concealment.

(b) Mechanical.

(1) Mechanical Equipment Efficiency and Economizer. To be made after all equipment and controls required by this ~~code~~ chapter are installed and prior to the concealment of such equipment or controls.

(2) Mechanical Pipe and Duct Insulation. To be made after all pipe, fire suppression piping and duct insulation is in place, but before concealment.

(c) Lighting and Motors.

(1) Lighting Equipment and Controls. To be made after the installation of all lighting equipment and controls required by this ~~code~~ chapter, but before concealment of the lighting equipment.

(2) Motor Inspections. To be made after installation of all equipment covered by this ~~code~~ chapter, but before concealment.

21.06.495 Electrical Inspections.

(a) The installation, alteration or extension of any electrical system, fixtures or components for which a permit is required by this ~~code~~ chapter shall be subject to inspection by the building official and such electrical systems, fixtures and components shall remain accessible and exposed for inspection purposes until approved by the building official. It shall be the duty of the permit applicant to cause the electrical systems to remain accessible and exposed for inspection purposes. The city shall not be liable for expense entailed in the removal or replacement of material required to permit inspection. When the installation of an electrical system is complete, an additional and final inspection shall be made. Electrical systems and equipment regulated by the National Electrical Code shall not be connected to the energy source until authorized by the building official.

(b) The building official may require special inspection of equipment or wiring methods where the installation requires special training, equipment, expertise, or knowledge. Where such special inspection is

required, it shall be performed by an independent third party acceptable to the building official. The special inspection person/agency shall be designated and approved prior to beginning the installation of wiring or equipment. A written report from the designated special inspection agency indicating that the installation conforms to the appropriate codes and standards shall be received by the building official prior to that installation being approved. All costs for such testing and reporting shall be the responsibility of the permit holder.

(c) Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the National Electrical Code or of other ordinances of the city. Inspections presuming to give authority to violate or cancel the provisions of the National Electrical Code or other ordinances of the city shall not be valid.

(d) The code official, upon notification, shall make the inspections set forth in this section:

1. Underground. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping and conductors are installed, and before backfill is put in place. Where excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the raceway, cable or conductors, or where corrosive action will occur, protection shall be provided in the form of granular or selected material, approved running boards, sleeves or other means.

2. Rough-in. Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all wiring and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes. All required equipment grounding conductors installed in concealed cable or flexible conduit systems must be completely installed and made up at the time of the rough-in cover inspection.

3. Other inspections. In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws, which are enforced by the department of electrical inspection.

4. Final Inspection. The final inspection shall be made after all work required by the permit is completed.

21.06.505 Other inspections.

In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this ~~code~~ chapter and other laws that are enforced by the building department.

21.06.515 Final inspection.

The final inspection shall be made after all work required by the ~~building~~ building permit(s) is completed.

21.06.525 Inspection requests.

It shall be the duty of the permit holder or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that is required by this ~~code~~ chapter.

21.06.530 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this ~~code~~ chapter. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

21.06.533 Traffic management systems.

- (1) The city will perform the electrical inspection and acceptance of traffic management systems within its jurisdiction. A traffic management system includes:
 - (a) Traffic illumination systems;
 - (b) Traffic signal systems;
 - (c) Traffic monitoring systems;
 - (d) The electrical service cabinet and all related components and equipment installed on the load side of the service cabinet supplying electrical power to the traffic management system; and
 - (e) Signalization system(s) necessary for the operation of a light rail system. A traffic management system can provide signalization for controlling vehicular traffic, pedestrian traffic, or rolling stock.
- (2) The city recognizes that traffic signal conductors, pole and bracket cables, signal displays, traffic signal controllers/cabinets, and associated components used in traffic management systems are acceptable for the purpose of meeting the requirements of chapter 19.28 RCW provided they conform with the following standards or are listed on the Washington state department of transportation (WSDOT) qualified products list.
 - (a) WSDOT/APWA Standard Specifications and Plans;
 - (b) WSDOT Design Manual;
 - (c) International Municipal Signal Association (IMSA);
 - (d) National Electrical Manufacturer's Association (NEMA);
 - (e) Federal Standards 170/Controller Cabinets;
 - (f) Manual for Uniform Road, Bridge, and Municipal Construction;

- (g) Institute of Transportation Engineers (ITE); or
- (h) Manual of Uniform Traffic Control Devices (MUTCD).
- (3) Associated induction detection loop or similar circuits will be accepted by the department or city authorized to do electrical inspections without inspection.
- (4) For the licensing requirements of chapter 19.28 RCW, jurisdictions will be considered owners of traffic management systems when doing electrical work for another jurisdiction(s) under a valid interlocal agreement, as permitted by chapter 39.34 RCW. Interlocal agreements for traffic management systems must be filed with the department or city authorized to do electrical inspections prior to work being performed for this provision to apply.
- (5) Jurisdictions, with an established electrical inspection authority, and WSDOT may perform electrical inspection on their rights of way for each other by interlocal agreement. They may not perform electrical inspection on other rights of way except as allowed in chapter 19.28 or 39.34 RCW.
- (6) Underground installations.
 - (a) In other than open trenching, raceways will be considered "fished" according to the NEC and do not require visual inspection.
 - (b) The department or city authorized to do electrical inspections will conduct inspections in open trenching within its jurisdiction upon request.
- (7) Identification of traffic management system components. Local government jurisdictions or WSDOT may act as the certifying authority for the safety evaluation of all components.
 - (a) An electrical service cabinet must contain only listed components. The electrical service cabinet enclosure is not required to be listed but will conform to the standards in subsection (h) of this section.
 - (b) The local government jurisdiction must identify, as acceptable, the controller cabinet or system component(s) with an identification plate. The identification plate must be located inside the cabinet and may be attached with adhesive.

Conductors of different circuits in same cable, enclosure, or raceway. All traffic management system circuits will be permitted to occupy the same cable, enclosure, or raceway without regard to voltage characteristics, provided all conductors are insulated for the maximum voltage of any conductor in the cable, enclosure, or raceway.

Article X. Certificate of Occupancy

21.06.535 Use and occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a

certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this ~~code~~ chapter or of other ordinances of the jurisdiction.

21.06.540 Certificate issued.

After the building official inspects the building or structure and finds no violations of the provisions of this ~~code~~ chapter or other laws that are enforced by the building department, the building official shall issue a certificate of occupancy that contains the following:

- (1) The building permit number.
 - (2) The address of the structure.
 - (3) The name and address of the owner.
 - (4) A description of that portion of the structure for which the certificate is issued.
 - (5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this ~~code~~ chapter for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
 - (6) The name of the building official.
 - (7) The edition of the code under which the permit was issued.
 - (8) The use and occupancy.
 - (9) The type of construction.
 - (10) The design occupant load where applicable.
 - (11) If an automatic sprinkler system is provided, and whether the sprinkler system is required and for what reason.
 - (12) Any special stipulations and conditions of the building permit.
- Exception: For single-family dwellings and type "U" occupancies, the sign off on the building permit inspection record by the city inspector shall serve as the certificate of occupancy.

21.06.550 Revocation.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this ~~code~~ chapter wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this ~~code~~ chapter.

21.06.555 Connection of service utilities.

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this ~~code~~ chapter for which a permit is required, until approval is given by the building official.

21.06.565 Authority to disconnect service utilities.

The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this ~~code~~ chapter and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life

or property, or when such utility connection has been made without the required approval. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

21.06.572 Limitations on appeals.

An appeal under this chapter shall be based on a claim that this ~~code~~ chapter or the technical codes have been incorrectly interpreted, that the provisions of this ~~code~~ chapter or the technical codes do not apply or that an equally good or better form of construction, method of protection or safety is proposed.

21.06.590 Unlawful acts.

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this ~~code~~ chapter, or cause same to be done, in conflict with or in violation of any of the provisions of this chapter or the technical codes.

21.06.595 Notice of violation.

The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this chapter or the technical codes, or in violation of a permit or certificate issued under the provisions of this ~~code~~ chapter. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

21.06.605 Violation penalties.

Any person who violates a provision of this ~~code~~ chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this chapter or the technical codes, shall be subject to penalties as prescribed by law.

21.06.610 Authority.

Whenever the building official finds any work being performed in a manner either contrary to the provisions of this ~~code~~ chapter, any of the technical codes or other pertinent laws or ordinances, the building official is authorized to issue a stop work order.

Section 3. Chapter 21.08 of the KMC is hereby amended as follows:

21.08.013 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the International Building Code.

21.08.016 Administration.

The administrative provisions for the enforcement of the International Building Code are located in chapter 21.06.

Section 4. Chapter 21.10 of the KMC is hereby amended as follows:

21.10.013 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the International Residential Code.

21.10.016 Administration.

The administrative provisions for the enforcement of the International Residential Code are located in chapter 21.06.

Section 5. Chapter 21.16 of the KMC is hereby amended as follows:

21.16.020 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the International Mechanical Code.

21.16.030 Administration.

The administrative provisions for the enforcement of the International Mechanical Code are located in chapter 21.06.

Section 6. Chapter 21.24 of the KMC is hereby amended as follows:

21.24.013 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the Uniform Plumbing Code.

21.24.016 Administration.

The administrative provisions for the enforcement of the Uniform Plumbing Code are located in chapter 21.06.

Section 7. Chapter 21.28 of the KMC is hereby amended as follows:

21.28.020 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the National Fuel gas Code.

21.28.030 Administration.

The administrative provisions for the enforcement of the National Fuel Gas Code are located in chapter 21.06.

Section 8. Chapter 21.32 of the KMC is hereby amended as follows:

21.32.020 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the Liquefied Petroleum Gas Code.

21.32.030 Administration.

The administrative provisions for the enforcement of the Liquefied Petroleum Gas Code are located in chapter 21.06.

Section 9. Chapter 21.36 of the KMC is hereby amended as follows:

21.36.020 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the International Fuel Gas Code.

21.36.030 Administration.

The administrative provisions for the enforcement of the International Fuel Gas Code are located in chapter 21.06.

Section 10. Chapter 21.37 of the KMC is hereby amended as follows:

21.37.020 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the Washington State Energy Code.

Section 11. Chapter 21.38 of the KMC is hereby amended as follows:

21.38.020 Copies on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the Washington State Ventilation and Indoor Air Quality Code.

Section 12. Chapter 21.70 of the KMC is hereby repealed and reenacted to read as follows:

Chapter 21.70

Kirkland Electrical Code

21.70.010 Washington Cities Electrical Code Adopted

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

21.70.020 Copies of file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the Washington Cities Electrical Code.

21.70.030 Administration.

The administrative provisions for the enforcement of the Kirkland Electrical Code are located in chapter 21.06

Section 13. 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 14. 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 _____, 2009.

Signed in authentication thereof this _____ day of _____, 2009.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. 4208

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING AND REPEALING CERTAIN CHAPTERS IN TITLE 21 OF THE KIRKLAND MUNICIPAL CODE (KMC) RELATING TO BUILDINGS AND CONSTRUCTION.

SECTION 1. Repeals Chapter 21.04 of the Kirkland Municipal Code.

SECTION 2. Amends Chapter 21.06 of the Kirkland Municipal Code regarding the Construction Administrative Code.

SECTION 3. Amends Chapter 21.08 of the Kirkland Municipal Code to provide administrative provisions for the 2006 International Building Code.

SECTION 4. Amends Chapter 21.10 of the Kirkland Municipal Code to provide administrative provisions for the International Residential Code.

SECTION 5. Amends Chapter 21.16.010 of the Kirkland Municipal Code to provide administrative provisions for the International Mechanical Code.

SECTION 6. Amends Chapter 21.24 of the Kirkland Municipal Code to provide administrative provisions for the Uniform Plumbing Code.

SECTION 7. Amends Chapter 21.28 of the Kirkland Municipal Code to provide administrative provisions for the National Fuel Gas Code.

SECTION 8. Amends Chapter 21.32 of the Kirkland Municipal Code to provide administrative provisions for the Liquefied Petroleum Gas Code.

SECTION 9. Amends Chapter 21.36 of the Kirkland Municipal Code to provide administrative provisions for International Fuel Gas Code.

SECTION 10. Amends Chapter 21.37 of the Kirkland Municipal Code to provide an administrative provision for Washington State Energy Code.

SECTION 11. Amends Chapter 21.38 of the Kirkland Municipal Code to provide an administrative provision for Washington State Ventilation and Indoor Quality Code.

SECTION 12. Repeals Chapter 21.70 of the Kirkland Municipal Code and reenacts the Chapter to adopt Parts 1 and 3 of the 2009

Washington Cities Electrical Code as published by the Washington Association of Building Officials as well as provide administrative provisions for that Chapter.

SECTION 13. Provides a severability clause for the ordinance.

SECTION 14. 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 5 days after its passage and publication.

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 _____, 2009.

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

City Clerk