

CITY OF GRANITE FALLS

ORDINANCE NO. 545

AN ORDINANCE OF THE CITY OF GRANITE FALLS RELATING TO BUILDINGS AND CONSTRUCTION, ADOPTION AND AMENDMENT OF THE UNIFORM BUILDING CODE AND FIRE CODES AND AMENDING TITLE 15 OF THE GRANITE FALLS MUNICIPAL CODE AND REPEALING ORDINANCE NO. 483, 420 AND 410.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE FALLS as follows:

**SECTION 1. COPIES OF CODES ON FILE.** The City of Granite Falls shall at all times keep on file in the office of the Clerk/Treasurer for the City of Granite Falls, for reference by the general public one (1) copy of each of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made part of this Chapter and Title 15;

- (1) Uniform Building Code and Uniform Building Code Standards, published by the International Conference of Building Officials, 1994 Edition;
- (2) Uniform Mechanical Code and Uniform Mechanical Code Standards, published by the International Conference of Building Officials, 1994 Edition;
- (3) Uniform Fire Code and Uniform Fire Code Standards, published by the International Conference of Building Officials and the Western Fire Chiefs Association, 1994 Edition;
- (4) Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials, 1991 Edition;
- (5) Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, 1994 Edition.

**Section 2. BUILDING OFFICIAL - CREATION OF OFFICE - DUTIES.**

- A. There is hereby created the office of Building Official. Said Building Official shall be appointed by the Mayor and confirmed by the City Council.
- B. Said Building Official shall fulfill the following duties:
  - (1) Serve as plans examiner for occupancies A, B, E, F, H, I, M, R, S, and U;
  - (2) Perform building inspections;
  - (3) Act as Secretary for Board of Appeals.
- C. Compensation for the Building Official shall be set by resolution of the City Council.

**SECTION 3. PENALTY FOR VIOLATION.** In addition to the administrative remedies provided for in this title, any person found by a Court of competent jurisdiction to be in violation or to have violated any mandatory provisions of this title shall be guilty of a misdemeanor and shall be subject to a fine not exceeding \$250.00. Each day that a violation is found to exist shall be deemed a separate offense.

**SECTION 4. BUILDING CODE ADOPTED.** The following sections of Chapter 15.08 of the Granite Falls Municipal Code are hereby amended to read as follows:

**15.08.010 Building Code Adopted.** The Uniform Building Code and Uniform Building Code Standards, published by the International Conference of Building Officials 1994 Edition, together with amendments and/or additions thereto, is adopted in its entirety, including appendix chapters Nos. 7, 11, 32, 49, 55, 57, and 70, by this reference as part of the Building Code for the City.

**18.08.020 Uniform Building Code, Section 106.2.**  
Section 106.2 of the Uniform Building Code is amended by adding the following:

- (1) Buildings, structures, or other work, the value of which, in the opinion of the Building Official, does not exceed \$1500.00.

- (2) Agricultural structures (U-3 occupancy) not exceeding twelve feet in width and fifteen feet in height from grade.
- (3) Frame covered membrane or tent structures as defined in Section 5501 (c) used exclusively as greenhouses for the protection or propagation of plants and which are placed no closer than twenty feet from any property line or another structure.

Such structures need not meet the twenty-five pounds per square foot snow load requirements.

- (4) Subject to plat plan approval, U-1 occupancy limited to two hundred square feet of roof area which has two open sides. Example: Woodshed.

15.08.030 Uniform Building Code, Section 106.3.1.

Section 106.3.1 of the Uniform Building Code is amended by the addition thereto of a new paragraph to read as follows:

“All applications and plans for building permits for occupancies A, B, E, F, I, H, M, R1, S, and U shall first be submitted to the Planning Commission for preliminary approval or rejection of the proposed project. If the proposed project is preliminarily approved by the Planning Commission, the plans shall be forwarded to the City Council for their acceptance or denial. If the plans are approved by the Council, the City Clerk shall collect from the applicant a plan check fee, and upon receipt of the plan check fee, shall authorize the Building Official to review the plans and application. Upon completion of the plan check by the Building Official and upon receipt of the building permit fee, a building permit shall be issued. Conditions as adopted by the City Council shall become a part of the permit.

All applications and plans for building permits for occupancies other than A, B, E, F, I, H, M, R1, S, and U shall be submitted to the Building Official for his approval, rejection or correction. After the plans and application are approved by the Building Official, the City Clerk shall collect from the applicant a building fee and issue a building permit.”

**15.08.040 Uniform Building Code, Section 503.1 AMENDED.**

Section 503.1 of the Uniform Building Code is hereby amended by the addition of the following:

In addition to the requirement set forth in this Uniform Building Code Section, all new buildings or structures and additions to existing buildings or structures shall comply with the setbacks as set forth in the Granite Falls Zoning Ordinance.

**15.08.050 Uniform Building Code, Section 3102.5 AMENDED - Factory-built chimneys.** Section 3102.5 is deleted and is replaced by a new Section 2102.5 as follows:

(a) Factory built chimneys shall be installed in strict accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code.

(b) The following applies to factory-built chimneys serving solid fuel appliances:

1. Every factory-built chimney which is concealed within the framework of the building shall be enclosed in a modified shaft as specified in this section.
2. The interior surface of the modified shaft shall be of materials as approved for not less than two-hour fire-resistive construction in buildings more than four (4) stories in height or of Type I and II fire-resistive construction and shall be of materials as approved for not less than one-hour fire-resistive construction elsewhere.

**EXCEPTION:** When not otherwise required by this code, the required fire-resistive materials or chimney enclosures which are located outside of the exterior walls of the building may be limited to those walls which form the separation between the shaft and the building.

3. Structural elements which support a factory-built fireplace or chimney and which extend into the shaft shall have a fire-resistive protection equivalent to that required for the shaft walls. All shaft walls shall extend at least to the underside of the roof sheathing. Firestops shall not be installed in chimney shafts constructed in accordance to this section.

1. Washington State Energy Code 1994.  
Minimum requirements of the Washington State Energy Code for the design of new buildings and structures that provide facilities or shelter for public assembly, educational, business, mercantile, institutional, storage and residential occupancies, as well as those portions of factory and industrial occupancies designed primarily for human occupancy by regulating their exterior envelopes and the selection of their HVAC, service water heating, electrical distribution and illuminating systems and equipment for effective use of energy, as adopted by the State of Washington Building Code Advisory Council on May 12, 1980.

**SECTION 5.           MECHANICAL CODE ADOPTED.** The following sections, Chapter 15.20 shall be added to the Granite Falls Municipal Code to read as follows:

**15.20.010 Mechanical Code Adopted.** The Uniform Mechanical Code, issued by the International Conference of Building Officials, 1994 Edition, together with amendments and/or additions thereto hereafter made, is adopted in its entirety by this reference as part of the Mechanical Code for the City.

**SECTION 6.           FIRE CODE ADOPTED.** The following sections of Chapter 15.04 of the Granite Falls Municipal Code shall read as follows:

**15.04.010 Fire Code Adopted.** The Uniform Fire Code, issued by the International Conference of Building Officials and the Western Fire Chiefs Association, 1994 Edition, together with amendments and/or additions thereto, is adopted in its entirety including Appendix IIB (Protection of Flammable or Combustible Liquids in Tanks in Locations that may be flooded), IIC (Marinas), IID (Rifle Ranges) by this reference as part of the Fire Code for the City, provided, however, Article 78 - Fire Works is not adopted.

**15.04.020 Uniform Fire Code, Section 11.101 (b) AMENDED.**  
Section 11.101(b) of the Uniform Fire Code is amended to read as follows:

**Section 11.101(b) LOCATION RESTRICTED.** No person shall kindle or maintain any bonfire or rubbish fire or authorize any such fire to be kindled or maintained on any private land unless: (1) The location is not less than 50 feet from any structure and adequate

provision is made to prevent fire from spreading to within 50 feet of any structure, or (2) The fire is contained in an approved waste burner located safely not less than 15 feet from any structure.

**EXCEPTION:** When conditions make it difficult to provide the required distance, the requirements of this section may be modified when, in the opinion of the Fire Chief, undue hazard from fire to structures would not occur.

**15.04.040. Uniform Fire Code, Section 77.106(b) AMENDED.**

Section 79.501 of the Uniform Fire Code is amended to read as follows:

Section 79.501. The storage of Classes I and II flammable liquids in above ground tanks outside of buildings is prohibited.

**EXCEPTION:** The Fire Chief may issue a special permit for such storage where it appears in his judgment there will be no undue danger to persons or property.

**15.04.060 Uniform Fire Code, Section 8202.1 AMENDED.**

Section 8202.1 of the Uniform Fire Code is amended to read as follows:

Section 8202.1. The aggregate capacity of any one installation which contains more than 2,000 water gallons of liquefied petroleum gas is prohibited within the City.

**EXCEPTION:** The Fire Chief may issue a special permit for such storage where it appears in his judgment there will be no undue danger to persons or property.

**SECTION 7. UNIFORM PLUMBING CODE ADOPTED.** The following sections of Chapter 15.12 of the Granite Falls Municipal Code shall read as follows:

**15.12.010 Plumbing Code Adopted.** The Uniform Plumbing Code, issued by the International Association of Plumbing and Mechanical Officials, 1991 Edition, together with amendments and/or additions thereto, is adopted, as listed herein by this reference as the Plumbing Code. Nothing in this Code shall apply to the installation of any gas piping or vents for water heaters.

**SECTION 8. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.** The following sections of Chapter 15.28 of the Granite Falls Municipal Code shall read:

**15.28.010 Adoption.** The Uniform Code for the Abatement of Dangerous Buildings issued by the International Conference of Building Officials, 1994 Edition, together with amendments and/or additions thereto, is adopted in its entirety by this reference as the Dangerous Building Code for the City.

**15.28.020 Subsection 401 (b)(6) ADDED.** Section 401 of the Uniform Code for the Abatement of Dangerous Buildings is amended and supplemented by the addition thereto of a new subsection to be know as Subsection 401.2 to read as follows:

The Building Official, together with the department head or delegate of the following City Departments: Fire Department, Police Department, Utility Department, shall upon written request filed with the Building Officials by any interested person (including the Building Official) conduct an informal conference relative to the matters set forth in the Notice and Order. All interested persons shall be given notice of such conference and may attend and participate. Following such informal conference, the Building Official shall, within ten days thereof, file an amended or supplemental order and the time within which to appeal may be requested shall be extended to thirty days from the date of such informal conference or fifteen days from service of the amended or supplemented order, whichever shall last occur.

**15.28.030 Service of Notice and Order.** Section 401.3 of the Uniform Code for the Abatement of Dangerous Buildings is amended to read as follows:

The Notice and Order and any amended or supplemental notice and/or order shall be served upon the record owner and posted on the property. The record owner for the purposes of the procedures of this chapter shall be the person listed in the records of the Snohomish County Treasurer for the purposes of mailing real property tax statements. The Building Official shall also serve one copy of each of the following, if known to the Building Official or disclosed from the records of the Snohomish County Treasurer,

including the records maintained in relation to the 1% estate excise tax, the holder of any mortgage, deed of trust, leasehold, contract

The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings from any duty or obligation imposed on him by the provisions of this Section.

15.28.040 Report on Costs and Expenses. Section 901 of the Uniform Code for the Abatement of Dangerous Buildings is amended to read as follows:

Section 901. The Building Official shall keep an itemized account of the expenses incurred by the City in the report or demolition of any building done pursuant to the provisions of Section 701.3 of this Code. Upon the completion of the work or repair or demolition, the Building Official shall prepare and file with the Clerk/Treasurer a report specifying the work done, the itemized and total cost of the work, including an administration and collection fee in the amount of two hundred (\$200) dollars to cover the cost of publication, recording, and service of all notices and the cost incurred by the City in the collection of the assessment or obligation as determined by Section 905 of this Code, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Section 401.3.

15.28.050 Collection of Assessment. Section 909 of the Uniform Code for the Abatement of Dangerous Buildings is amended to read as follows:

A copy of the Ordinance confirming the special assessment shall be filed with the City Clerk. A certified copy of said ordinance shall be recorded with the Snohomish County Auditor. The City Clerk upon receipt of said ordinance, shall proceed to collect the special assessment in the same manner as local improvement district assessments, including installments thereof, are collected, provided, however, that the thirty days prepayments notice need not be published but shall be mailed to the owner of record.



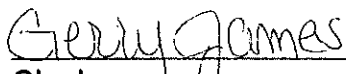
**SECTION 9.** Ordinance Numbers 240, 285, 410, 420, and 483, of the City of Granite Falls and Chapter 15.04, 15.08, 15.12, and 15.28, of the Granite Falls Municipal Code are hereby repealed, and all other ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 10.** Should any section, paragraph, sentence or word of this Ordinance or the codes herein adopted or amended be declared for any reason to be invalid, it is the intent of the City Council that it would have passed all other portions of this ordinance independent of the elimination herefrom on any section, subsection, paragraph, sentence, or work as may be declared invalid.


APPROVED BY THE CITY COUNCIL this 13 day of September, 1995

  
\_\_\_\_\_  
MAYOR

Attest:

  
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Clerk

Approved as to form:

  
\_\_\_\_\_  
City Attorney

First Reading:	August 23, 1995
Second Reading:	September 13, 1995
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