

05/23/16
06/06/16

ORDINANCE NO. U-4165

AN ORDINANCE relating to the updating of Title 17 for internal consistency; expanding definitions to include the Fire Official on fire related permits; incorporating new State mandated low impact development standards; extending the expiration of demolition permits to 90 days; clarifying fees for renewal of expired permits; clarifying penalty for allowing permits to expire without final approvals; changing fee structure for permit expiration date extension requests to bring it more in line with staff time; clarify process for determining what inspections are necessary for a project; bringing code in line with internal processes and best industry practices currently used; adopting the current edition of the state adopted technical codes; providing for savings, severability and an effective date.

WHEREAS, as reflected in SR - 069-16, the amendments are necessary to improve internal consistency and provide better explanation of code requirements; and

WHEREAS RCW 19.27, RCW 19.27A and applicable provisions of the Washington Administrative Code require that the city of Vancouver adopt the preceding code; and

WHEREAS, a copy of the Technical Codes have been placed on file in the office of the City Clerk as required by RCW 35.21.180; and

WHEREAS, this ordinance is an exercise of the city of Vancouver's police and legislative authority derived from Wash. Const. art. XI, § 11 and is consistent with RCW 35.22.280, and is to protect the public's health, safety and welfare; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. That portion of ordinance M-2631, as last amended by that part of section 2 of ordinance M - 4079, and codified as VMC 17.04.020, is hereby amended to read as follows:

17.04.020 Administration.

A. The Community and Economic Development Department shall be the enforcement agency for the city to administer the building codes ordinance. The manager of the Community and Economic Development Department or such person as he or she shall designate is designated the "building official" for the city for the enforcement and administration of city codes and ordinances codified in this title, in VMC Title 20, the Land Use and Development Code and VMC Title 22, Uniform Enforcement Code.

B. General. Whenever the term or title "administrative authority," "responsible official," "code official," "inspector," "code compliance officer," "plans examiner," or other similar designation is used herein or in any of the technical codes, it shall be construed to mean the building official, for all fire related permits it shall be construed to mean the fire official.

C. Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint an assistant or acting building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers delegated by the building official, and for the purposes of VMC Title 17, shall be acting as the "building official" when exercising the powers delegated to them.

D. Enforcement. It shall be unlawful to violate the provisions of VMC Title 17. VMC Title 22 shall govern the enforcement procedures for all chapters in VMC Title 17, except VMC Chapter 17.39. VMC Title 22 shall not exclude any allowed corrective actions or remedies contained in the Chapters of VMC Title 17.

E. Legal defense. Legal defense of the building official and other city employees who administer and enforce this code and the technical codes shall be in accordance with the provisions of VMC Chapter 2.46, Defense of officials, employees, and volunteers.

F. Low Impact Development. No requirement of this title shall be interpreted or applied in such a way as to impose a barrier to Low Impact Development. All requirements of this Title that have an effect on use of Low Impact Development may be met using functionally equivalent Low Impact Development practices as specified in the 2012 Phase II NPDES MS4 Permit, the Western Washington Stormwater Manual, and the City of Vancouver Stormwater/LID General Specifications.

Section 2. That portion of ordinance M-3958, as last amended by that part of section 1 of ordinance M - 4047, and codified as VMC 17.08.075, is hereby amended to read as follows:

17.08.075 Definitions.

For the purposes of this Title, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Words used in the singular include the plural, and the plural the singular.

“Addition” means an extension or increase in floor area or height of a building or structure.

“Alter or alteration” means any construction or renovation to an existing structure other than repair or addition.

“Approved”, as to materials, types of construction, equipment and systems, refers to approval by the building official as the result of investigation and tests, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building code” means the Building Code of the City of Vancouver.

“Building official” means the designated City official who is charged with the administration and enforcement of this Title.

“Building service equipment” refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide potable water, sanitation, lighting, heating, ventilation, cooling, refrigeration, fire suppression, fire warning, fire-fighting facilities essential for the occupancy of the building or structure for its designated use and occupancy.

“Construction documents” are plans, specifications, supporting calculations and other data prepared to describe the design, materials, physical characteristics, location, orientation, and scope of the proposed project necessary to obtain a permit.

“Department” means the City of Vancouver Community and Economic Development Department, or successor department or division charged with administering this chapter.

“Existing Building” means a building erected prior to the adoption of the currently adopted building code of the City of Vancouver, or one for which a legal, unexpired building permit has been issued by the City.

“Fire Official” means the designated City official who is charged with the administration and enforcement of fire related matters in this Title.

“LID Best Management Practices” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of

infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

“LID Principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

“Listed and listing” are terms referring to equipment and materials which are shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and who’s listing states that the equipment complies with recognized safety standards.

“Low Impact Development (LID)” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

“Occupancy” means the purpose for which a building, site, or portion thereof, is used or intended to be used. The term “occupancy” as used in this Chapter shall include the building or part thereof housing the intended use.

“Occupant” means the person or persons who reside in and/or has primary use of a building or a portion of a building or site.

“Owner” means any person having a recorded legal or equitable interest in the property.

“Permit” means an official document or certificate issued by the Building Official authorizing performance of a specified activity.

“Permittee” means the person to whom a permit is issued.

“Permitted work” means the work for which a permit is issued.

“Person” means a natural person, any form of business or social organization and any other legal entity including but not limited to a corporation, partnership, association, trust or unincorporated organization.

“Premises” means and includes any lot, parcel, real estate, or land, or portion of land whether improved or unimproved, including adjacent sidewalks and parking strips, and any lake, river, stream, drainage way, or wetland, within the territorial limits of the city.

“Registered design professional” means an individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the State of Washington.

“Repair” means the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

“Structure” means that which is built or constructed, an edifice or building.

“Technical codes” are those codes adopted in various titles of the Vancouver Municipal Code, including but not limited to Titles 16, 17, 20 and 22.

“Unfit building” means any structure determined by the building official to be in violation of the standards and provisions of Chapter 17.32 VMC.

“Unfit premises” means any premises determined by the building official to be in violation of the standards and provisions of Chapter 17.32 VMC.

“Valuation or value” for the purposes of this Title, shall include total market value of work including materials and labor, grading, site development, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire protection and any other permanent systems or equipment for which a permit is being issued.

Section 3. That portion of ordinance M-3660, as last amended by that part of section 10 of ordinance M - 4079, and codified as VMC 17.08.110, is hereby amended to read as follows:

17.08.110 Permit issuance.

A. Examination of documents. The building official shall examine or cause to be examined the application, plans, specifications, computations and other data filed by an applicant for permit.

1. Such plans may be reviewed by other departments and agencies to verify compliance any applicable laws of this jurisdiction.

2. If the building official finds that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances and that the fees specified in 17.08.130 have been paid, the building official shall issue a permit to the applicant.

B. Plan review by an agent. The building official may delegate all or part of plan review to an agent approved by the building official and under professional services contract with the city when workload of staff would cause an undue delay of any plan review, or if the project involves construction materials or techniques beyond the experience of staff to review, subject to the following:

1. When plans are reviewed by an agent, a plan check fee shall be collected by the city pursuant to the fee schedule set by this chapter.

2. The agent(s), upon completion of their review, shall return the plans directly to the building official, together with their report of any potential code violations, along with a non-conflict of interest statement avowing no financial or design interest with the applicant or with the building division in this matter, other than their direct compensation by the city as provided in this section.

C. Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED". One set of construction documents so reviewed shall be retained by the building official as required by state records retention laws. The other set shall be returned to the applicant.

1. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

2. Any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. Inspection approval will not be given for work not in conformance with the approved plans.

3. The building official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code and the technical codes. The holder of a partial permit shall proceed without assurance that the permit for the entire building structure or building services will be granted.

D. Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

E. Validity of permit. The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for or an approval of any violation of any provision of this code, the technical codes or any other ordinance of the city. Permits presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the city shall not be valid.

F. The issuance of a permit based on plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data. The building official may also revoke a permit, a Certificate of Occupancy or a use or uses in a building when in violation of this code, the technical codes or other applicable laws of the city. Enforcement action shall be taken pursuant to VMC Title 22.

G. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance. CMI and RES permits expire

two years from date of issuance. DMO permits expire ~~ninety~~ thirty days from the date of issuance. MPE and FRI permits associated with CMI and RES permit expire two years from the date of issuance. Annual permits shall expire one year from the date of issuance. All other permits regulated by VMC Title 17 expire 180 days after permit issuance. When a permit has been obtained as a result of code enforcement action, the building official may set a requirement for the permitted work to be completed by date certain thus limiting the permit expiration date.

1. A permit holder who holds an unexpired permit, that was not obtained as a result of a code enforcement action, may apply in writing for an extension of time within which work may commence under that permit when the permit holder is unable to commence work, or obtain an approved inspection, within the time required by this section for good and satisfactory reasons. The building official is authorized to grant one extension not to exceed 180 days. Permits shall not be extended more than once.

2. When a permit has expired, before such work can be recommenced, a new permit shall be first obtained to do so and the fee for such permit shall be up to one-half the amount required for a new permit for such work to be determined by the Building Official based on estimated staff time needed, provided no changes have been made or will be made in the original plans and specifications for said work and provided further that such suspension or abandonment has not exceeded one year, and there has not been a new edition of the state building code adopted. At the Building Official's discretion a permit may be reactivated to complete the inspection process. New permits required by this section are subject to investigation fees where applicable.

3. Where work has been suspended or abandoned for a period exceeding one year, a new application shall be filed and a new permit obtained and fees shall be paid prior to recommencing work. ~~Where work has been suspended or abandoned for a period exceeding two years, the city may take enforcement action under applicable provisions of the Minimum Property Maintenance Code, VMC Chapter 17.14 unless earlier enforcement action is authorized under this code or any other code or law.~~

4. It is a violation of this code to allow a permit to expire after work has commenced without obtaining the required inspection approvals, including final inspection approvals. In addition to the expired permit holder, there is a rebuttable presumption that an owner of the property is also responsible for violations of this chapter when the owner had or has actual or constructive knowledge that the permit was going to expire.

H. Suspension or revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this code and the technical codes when the permit is issued in error or on the basis of incorrect information supplied or in violation of an ordinance or regulation or the provisions of this code or the technical codes. An order to revoke a permit shall comply with VMC Title 22.

I. Duties of the permit holder. It shall be the responsibility of the person to whom a permit is issued (the permit holder) to assure that all work that is authorized by a permit is in conformance with the permit and all applicable codes and ordinances. The permit holder shall be responsible to see that all of the contractors and suppliers associated with the project are licensed by the city and state and that required inspections are requested at appropriate times. Should correction of

the work be required, the permit holder and property owner shall be responsible for such correction.

Section 4. That portion of ordinance M-3660, as last amended by that part of section 11 of ordinance M - 4079, and codified as VMC 17.08.130, is hereby amended to read as follows:

17.08.130 Fees.

A. Application/Plan review fee. When submittal of documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The fee shall be as specified in Table V.

B. Permit fee. A permit shall not be valid until the permit and construction documents have been approved and the fees prescribed in this section have been paid. Amendment to a permit shall not be released until the additional fee, where applicable, has been paid.

C. Determination of valuation. The valuation used to determine permit and plan review fees shall be generated from national statistical averages as found in "Building Standards" or similar source for the type of construction and the type of occupancy.

1. The determination of value or valuation under any of the provisions of this code shall be made by the Building Official and/or Fire Marshal.

D. Generally, fees should be adopted at a level sufficient to cover costs or a substantial portion of the costs, associated with conducting review and inspections, issuing permits, and providing services, as set by City Council. Consistent with the intent of this code section, the building official and fire marshal are authorized to make adjustments to categories of fees provided such adjusted fees do not exceed those adopted by Section 17.08.130.

E. January 1st of each year. Building and Fire related permit and plan review fees shall be adjusted by an amount equal to the percentage change in the Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) for the preceding year ending on June 30 prepared by the Department of Labor, Bureau of Labor Statistics (the "CPI-W") or a replacement index applicable to the City of Vancouver. Each such newly adjusted fee shall be rounded to the next higher whole dollar. The building official and fire marshal are authorized to suspend fee increases authorized by this Section.

F. Building and Fire related permit and plan review fees shall be reviewed periodically to ensure that they accurately reflect the current cost of providing services.

G. The following tables contain all Building and Fire related fees:

1. Table I. Building permit fees. When work for which a permit is required involves two or more codes, the permit holder shall pay a single permit fee of one and six-tenths times the fee set forth herein.

TABLE I
Building Permit Fees

Valuation	Permit Fees
\$1 to \$500	\$25.57
\$501 to \$2,000	\$25.57 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$75.37 for the first \$2,000 plus \$15.25 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$426.10 for the first \$25,000 plus \$10.99 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$700.85 for the first \$50,000 plus \$7.61 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$1,081.37 for the first \$100,000 plus \$6.08 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$3,513.37 for the first \$500,000 plus \$5.17 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & Up	\$6,098.37 for the first \$1,000,000 plus \$3.42 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$156.71 per section, with a minimum fee of \$248.12 per permit (this fee is in addition to the valuation-based fee for the site improvements required in addition to the set-up fee).

Footnotes:

1. For Commercial and Multi-Family Residential permits, an additional fee per **Table IV.1 - Fire - Building Permit Fees** shall be added to the amounts listed in **Table I -**

Building Permit Fees, to cover actual costs relating to Fire Department acceptance inspection work.

2. Table II

**TABLE II
Electrical Permit Fees**

Fees are per each item to be installed or altered.

Electrical Permit Items (1)	Fee
Residential	
Placement or Altered Service (2)	
Electrical Service 0 - 200 amps with feeder	\$72.90
Electrical Service 201 - 600 amps with feeder	\$106.63
Electrical Service 601 Amps and greater	\$160.52
Mobile Home Service or Feeder	\$52.23
Mobile Home Service and Feeder	\$85.96
Additional Feeders (2)	\$52.23
Branch Circuits (4)	
1 - 4 Circuits	\$52.23
Each Additional Circuit	\$5.98
Maintenance/Repair Mast or Meter (3)	\$39.72
Commercial Industrial	
New or Altered Service/Feeder (5, 6, 7)	
0 - 100 amps	\$85.96
101 - 200 amps	\$104.47

201 - 400 amps	\$200.24
401 - 600 amps	\$244.42
601 - 800 amps	\$302.53
801 - 1000 amps	\$368.92
1001 amps and over	\$402.66
Additional Feeders (6)	
0 - 200 amps	\$85.96
201 - 600 amps	\$200.24
601 - 1000 amps	\$302.53
1001 amps and over	\$335.72
Maintenance Repair Mast of Meter 1	
	\$72.90
Branch Circuits Only (4)	
First 5 Circuits per Branch Circuit Panel	\$66.39
Each Additional Circuit Per Branch Circuit Panel	\$5.98
Over 600 Volts Surcharge Per Permit	
	\$66.39
Temporary Service (8)	
0 - 200 amps with feeder	\$65.29
201 - 400 amps with feeder	\$79.44
401 - 600 amps with feeder	\$106.63
601 amps and over	\$120.81
Each Additional Feeder	\$23.39
Low Voltage/Telecommunications (9)	
First 2500 square feet or less	\$46.24
Each Additional 2500 Square Feet or portion thereof	\$12.51

Signs and Outline Lighting (10, 11)	
First Sign (No Service Included)	\$39.72
Each Additional Sign Inspected at Same Time	\$19.04
Generators (12)	
Installed Transfer for Portable Generators	\$72.62
Electrical Annual Permit for Commercial Industrial Location (13)	
1 to 3 Plant Electricians (up to 6 inspections)	\$960.67
1 to 3 Plant Electricians (up to 12 inspections)	\$1,921.33
4 to 6 Plant Electricians (up to 24 inspections)	\$3,845.86
7 to 12 Plant Electricians (up to 36 inspections)	\$5,766.73
13 to 35 Plant Electricians (up to 52 inspections)	\$7,689.70
25 + Plant Electricians (up to 75 inspections)	\$9,613.22
Trip Fees	
Inspection Requested but Not Ready	\$40.00
Each Additional Inspection Over 2 Per Permit	\$40.00
Inspection of Existing Installation	\$80.00
Progress Inspections Per 1/2 Hour (Minimum)	\$40.00
Plan Review	35% of Permit Fees Plus Submission Fee
Plan Review Submission Fee	\$66.90
Permit of Record	\$25.09
Minimum Fee (14)	\$65.29

Footnotes:

1. A maximum of two inspections are provided per permit. Additional inspections will be subject to Trip Fee assessment.

2. Service and feed must be inspected together when using this fee. Inspections at different times requires a \$51.00 fee for each inspection.

3. Scope of work is limited to wind, weather, vehicular or terminal failure damage to existing systems. May also include the repair or replacement of the mast, meter and conductors up to the first point of termination on the service or building disconnecting means. Relocated meters or masts and overhead-underground conversions shall be evaluated as altered services.

4. Altered or added circuits calculated per panelboard.

5. Service and feed must be inspected together when using this fee. Inspections at different times requires the Service Fee plus additional fee calculated Commercial Additional Feeders fee.

6. All field installed power transformers that are the source of a separately derived system shall have both their primary and secondary feeds identified/fee valued. All multi-section lighting and appliance branch circuit panelboards shall have each section evaluated/fee valued. All feeder taps that terminate in an overcurrent device rated 30 amps or larger shall be identified/fee valued.

7. Multiple section switch boards that have continuous, full ampacity bussing between sections shall be fee valued as single feeders. Switchboard subsections that have reduced ampacity bussing and individual overcurrent protection for the section shall be evaluated as additional feeders.

8. Service and feed must be inspected together when using this fee. Inspections at different times requires an additional fee per the Service and Fee schedule.

9. Low voltage and telecommunications systems includes all telecommunication systems, fire alarms, burglar alarms, nurse call, intercom, security systems, energy management controls, HVAC/refrigeration control, industrial and automation control systems, lighting controls, stand alone sound systems, public address and similar low energy circuits and equipment in all occupancy except one and two family dwellings as regulated by the International Residential Code. Multiple low-voltage systems installed by a single contractor at a single address and ready for a single inspection, may be fee valued at one fee.

10. Service or feeder equipment installed exclusively to power a sign shall be fee valued at the Commercial Industrial Service fee schedule.

11. Multiple sign faces and enclosures mounted on the same structure, each disconnecting means or set of disconnects to a separate enclosure shall be considered an individual sign. For outline lighting, neon channel letters and skeletal neon lighting, a sign will be defined as the sign transformer or power supply fed by a primary sign circuit.

12. Permanently installed generators shall be fee valued under the appropriate residential or commercial service/feeder schedule.

13. For commercial and industrial location employing full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. All yearly maintenance contracts must detail the number of contract electricians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2 hour maximum. Annual permits are valid for inspection at one facility (site) only.

14. The electrical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater, except Trip Fees which will be calculated from the fee schedule.

3. Table III. Mechanical Permit Fees.

TABLE III
Mechanical Permit Fees

Fees are per each item to be installed or altered.

Mechanical Permit Item (1)	Fee
Heating and Cooling	
A/C or Heat Pump	\$11.97
Furnace < 100,000 BTU (ducts/vents)	\$11.97
Furnace > 100,000 BTU (ducts/vents)	\$15.77
Gas Heat Pump	\$11.97
Duct Work	\$11.97
Hydronic Hot Water System	\$11.97
Residential Boiler (Radiator or Hydronic)	\$11.97
Unit Heater (Recessed, Suspended, Etc.)	\$11.97

Flue or Vent for Heating/Cooling	\$11.97
Other Fuel Appliances	
Water Heater	\$11.97
Gas Fireplace	\$11.97
Flue Vent for Water Heater or Gas Fireplace	\$11.97
Log Lighter (Gas)	\$11.97
Wood/Pellet Stove	\$11.97
Wood Fireplace/Insert	\$11.97
Chimney/Liner/Flue/Vent	\$11.97
Environmental Exhaust and Ventilation	
Range Hood or Kitchen Equipment	\$11.97
Clothes Dryer Exhaust	\$11.97
Single Duct Exhaust	\$11.97
Attic/Crawl Space Fan	\$11.97
Fuel Piping	
Fuel Piping: 1 - 4 Outlets	\$4.89
Fuel Piping: More Than 4 Outlets, Each	\$1.09
Mechanical Annual Permit for Commercial Industrial Locations (4)	
1 to 3 Plant Mechanical Technicians (up to 6 inspections)	\$960.67
1 to 3 Plant Mechanical Technicians (up to 12 inspections)	\$1,921.33
4 to 6 Plant Mechanical Technicians (up to 24 inspections)	\$3,845.86
7 to 12 Plant Mechanical Technicians (up to 36 inspections)	\$5,766.74
13 to 35 Plant Mechanical Technicians (up to 52 inspections)	\$7,689.71
25+ Plant Mechanical Technicians (up to 75 inspections)	\$9,613.22
Plan Review Fee	35% of Permit Fee Plus

	Submission Fee
Plan Review Submission Fee	\$66.92
Other (2)	
Minimum Fee: Gas Water Heater (3)	\$56.03
Minimum Fee: All Others	\$65.29
Trip Fees	
Inspection Requested but Not Ready	\$40.00
Each Additional Inspection Over 2 Per Permit	\$40.00
Inspection of Existing Installation	\$80.00
Progress Inspections Per 1/2 Hour (Minimum)	\$40.00
Minimum Fee (2)	\$65.29

Footnotes:

1. A maximum of two inspections are provided with each permit. Additional inspections will be assessed a trip fee.

2. The mechanical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.

3. For replacement in like kind, requiring no new power/fuel source or venting system.

4. For commercial and industrial location employing full-time mechanical maintenance staff or having a yearly maintenance contract with a licensed mechanical contractor. All yearly maintenance contracts must detail the number of contract mechanical technicians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

4. Table IV. Plumbing Permit Fees.

TABLE IV
Plumbing Permit Fees

Fees are per each item to be installed or altered.

Plumbing Item (1)	Fee
Site Utilities	
Catch Basin	\$12.51
Drywell, leach line, trench drain	\$12.51
Manufactured home utilities	\$81.53
Manholes	\$12.51
Rain Drain Connector	\$12.51
Footing Drain (1st 100 feet)	\$40.78
Footing Drain (Each Additional 100 Feet)	\$34.27
Sanitary Service (1st 100 feet)	\$40.78
Sanitary Service (Each Additional 100 Feet)	\$34.27
Storm Service (1st 100 Feet)	\$40.78
Storm Service (Each Additional 100 Feet)	\$34.27
Water Service (1st 100 Feet)	\$40.78
Water Service (Each Additional 100 Feet)	\$34.27
Fixture or Item	
Absorption Valve	\$12.51
Backflow Preventer: Commercial	\$34.27
Backflow Preventer: Residential	\$20.13
Backwater Valve	\$12.51
Clothes Washer	\$12.51
Dishwasher	\$12.51
Drinking Fountain	\$12.51
Ejectors/Sump Pump	\$12.51
Expansion Tank	\$12.51
Fixture/Sewer Cap	\$12.51

Floor Drain/Floor Sink/Hub	\$12.51
Garbage Disposal	\$12.51
Hose Bib	\$12.51
Ice Maker	\$12.51
Interceptor/Grease Trap	\$12.51
Primer	\$12.51
Rain Drain: Commercial	\$12.51
Rain Drain: Single-Family Residential	\$48.43
Sink/Basin/Lavatory	\$12.51
Tub/Shower/Shower Pan	\$12.51
Urinal	\$12.51
Water Closet	\$12.51
Water Heater	\$12.51
Medical Gas Systems (Valuation)	
\$1 - \$5,000 Valuation	\$55.41
\$5,001 - \$10,000 Valuation	\$55.41 plus \$1.09 for each \$1,000 or fraction thereof over \$5,000
\$10,001 and over Valuation	\$60.85 plus \$1.09 for each \$1,000 or fraction thereof over \$10,000
Other (2)	
Minimum Fee: Electrical Water Heater	\$56.03
Minimum Fee: Residential Backflow	\$56.03
Minimum Fee: All Other	\$65.29

Plumbing Annual Permit for Commercial Industrial Locations (3)	
1 to 3 Plant Plumbers (up to 6 inspections)	\$960.67
1 to 3 Plant Plumbers Technicians (up to 12 inspections)	\$1,921.33
4 to 6 Plant Plumbers (up to 24 inspections)	\$3,845.86
7 to 12 Plant Plumbers (up to 36 inspections)	\$5,766.73
13 to 35 Plant Plumbers (up to 52 inspections)	\$7,689.70
25+ Plant Plumbers (up to 75 inspections)	\$9,613.22
Plan Review Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$66.90
Trip Fees	
Inspection Requested but Not Ready	\$40.00
Each Additional Inspection Over 2 Per Permit	\$40.00
Inspection of Existing Installation	\$80.00
Progress Inspections Per 1/2 Hour (Minimum)	\$40.00
Minimum Fee (2)	\$65.29

Footnotes:

1. A maximum of two inspections are provided with the permit. Additional inspections will be assessed a Trip Fee.

2. The plumbing permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.

3. For commercial and industrial location employing full-time plumbing maintenance staff or having a yearly maintenance contract with a licensed plumbing contractor. All yearly maintenance contracts must detail the number of contract plumbers necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection

is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

4.1 Table IV.1 - These fees apply to multi-family residential and commercial building permits for approval and acceptance by the Vancouver Fire Marshal's Office.

Valuation	Permit Fees
\$1 to \$500	\$11.44
\$501 to \$2,000	\$11.44 for the first \$500 plus \$0.30 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$15.84 for the first \$2,000 plus \$1.15 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$42.18 for the first \$25,000 plus \$0.86 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$63.45 for the first \$50,000 plus \$0.56 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$91.81 for the first \$100,000 plus \$0.50 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$293.44 for the first \$500,000 plus \$0.46 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & up	\$524.50 for the first \$1,000,000 plus \$0.30 for each additional \$1,000 or fraction thereof up to and including
Manufactured Structures Set-Up Fee	\$11.44 per section, with a minimum fee of \$22.88 per permit

5. Table V. Plan review fees. When submittal documents are required by this code, a plan review fee pursuant to Table V shall be paid at the time of submitting the submittal documents for plan review. The plan review fees specified in Table V are separate fees from the permit fees specified in this section and are in addition to the permit fees.

TABLE V
Plan Review Fees

Review	Fee
Building Plan Review	65% of Building Permit Fee (100% for Deferred Submittal Review)

Single Permit Plan Review	50% of Single Permit Fee (77% for Deferred Submittal Review)
Fire Plan Review (Commercial and Multi-Family Permits Only)	65% of the Fire Building Permit Fee
Mechanical or Plumbing Plan Review	35% of Permit Fee
Electrical Plan Review	35% of Permit Fee plus Submission Fee

6. Table VI. Grading and erosion control permit and plan review fees.

TABLE VI
Grading and Erosion Control Permit and Plan Review Fees

BUILDING - GRADING AND EROSION CONTROL	Plan Review Fee	Permit Fee
10 to 50 c.y.	No Fee	\$25.57
51 to 100 c.y.	\$25.57	\$40.25
101 to 1,000 c.y.		
Base Fee	\$40.25	\$40.25
Plus fee per 100 c.y. (or fraction thereof)		\$19.04
1,001 to 10,000 c.y.		
Base Fee	\$53.59	\$211.66
Plus per 1,000 c.y. (or fraction thereof)		\$15.77
10,001 to 100,000 c.y.		
Base fee for first 10,000 c.y.	\$53.59	\$353.68
Plus per 10,000 c.y. (or fraction thereof)	\$26.66	\$71.83
100,001 to 200,000 c.y.		
Base fee for first 100,000 c.y.	\$293.55	\$1,000.10
Plus per 10,000 c.y. (or fraction thereof)	\$14.41	\$39.72
200,001 c.y. or more		
Base fee for first 200,000 c.y.	\$437.75	Use 100,001 above
Plus per 10,000 c.y. (or fraction thereof)	\$7.89	Use 100,001 above

7. Table VII. Fire Protection System Fees.

TABLE VII
Fire Fees

No.	Activity	Base Fee	Per Head or Device
FIRE PROTECTION SYSTEMS AND COMPONENTS			
1.	Fire Pumps (each pump)		
	a) Review	\$228.00	
	b) Inspection	\$571.00	
2.	Stand Pipes (each stand pipe)		
	a) Review	\$80.00	
	b) Inspection	\$160.00	
3.	Underground Fire Service (each lateral)		
	a) Review	\$57.00	
	b) Inspection	\$160.00	
4.	Fire Sprinklers (each system)		
	a) Review	\$171.00	\$1.71
	b) Inspection	\$171.00	\$2.85
B.	Fire Sprinkler Tenant Improvements:		
	Category 1: Affidavit 1 to 10 heads:		
	(Limited to arm-overs and drops with a head location diagram for inspection reference)		
	a) Review	\$0	\$0
	b) Inspection	\$57.00	\$0
	Category 2: Affidavit 11 to 20 heads:		
	(Limited to arm-overs and drops in a light hazard occupancy with a head location diagram for inspection reference)		
	a) Review	\$0	\$0
	b) Inspection	\$115.00	\$0

	Category 3: Fire sprinkler system alterations that involve only changing heads of the same performance characteristics and minor adjustments to drop lengths:		
	a) Review	\$0.00	\$0.00
	b) Inspections	\$115.00	\$1.71
	Category 4: Fire sprinkler system alterations or additions that don't fall under Category 1, 2, or 3:		
	(With full Plans)		
	a) Review	\$57.00	\$0.56
	b) Inspections	\$115.00	\$1.71
C.	Dry Pipe, Antifreeze, Pre-Action (each in addition to fire sprinkler system)		
	a) Review	\$80.00	
	b) Inspection	\$160.00	
5.	Clean Agent System (CO2, FM-200, Inergen, etc.)		
	a) Review	\$286.00	
	b) Inspection	\$400.00	
6.	Commercial Cooking Hood and Duct Protection (per new system)		
	a) Review	\$206.00	
	b) Inspection	\$137.00	
	Commercial Cooking Hood and Duct Protection Minor Revisions		
	(Permit not required if modification is limited to normal maintenance, replacing or reconfiguring heads and no increase in flow points used). Applicant to notify Fire Marshal's Office of location and extent of work.		
	a) Review	\$0	
	b) Inspection	\$0	
7.	Fire Alarm Systems - Minor (additions, no new panel, up to 10 devices)		
	Category 1: Affidavit 1 - 4 devices (limited to spot smoke or heat detectors, horn/strobes, strobes, horns, mini-horns, manual pull stations or one communication device)	\$100.00	
	Category 2: Modifications of up to 10 devices not qualifying for affidavit (e.g., additions, no new panel)		

	a) Review	\$57.00	\$2.28
	b) Inspections	\$115.00	\$5.73
8.	Fire Alarm Systems - Major (new panel or 11+ devices, central station)		
	a) Review	\$171.00	\$2.28
	b) Inspection	\$171.00	\$5.73
OTHER PERMITS			
9.	Underground Tank Demolition (each tank)		
	Flammable & Combustible Liquids - with reference diagram showing		
	a) Review	\$0	
	b) Inspection	\$19.00	
10.	Smoke Control Systems (up to 3 shafts)		Each add'l shaft
	a) Review	\$343.00	\$115.00
	b) Inspections	\$686.00	\$228.00
	Other Smoke Control (atriums, malls, others)		
	a) Review	\$343.00	
	b) Inspections	\$686.00	
TRIP FEES			
11.	Trip Fee Assessment	\$42.00	

Footnotes:

1. Trip Fees are intended to recover actual costs and may be assessed where the requested inspections are for work that is not ready for inspection, the work is not accessible for inspection, or the appropriate personnel or documentation is not on site.

8. Other inspection and service fees.

A. Other inspections outside of the normal business hours (eight a.m./five p.m.) shall be a minimum fee of \$252.00 per inspector providing a maximum of two hours of inspection per trip. Additional consecutive hours of inspection are \$126.00 per hour per inspector. Inspector is defined as a Building Inspector, Electrical Inspector and/or a Deputy Fire Marshal.

B. Re-inspection fees when required shall be \$126.00 per hour, with a minimum of \$63.00 per inspection.

C. Inspections for which no fee is established shall be \$126.00 per hour, with a minimum of \$63.00 per inspection.

D. Additional plan review time required due to changes or revisions to already approved construction documents and plans shall be calculated at \$126.00 per hour, but shall not exceed an amount equal to the original plan check fee. Major revisions to construction documents or plans after approval or during plan review shall require a new plan review fee.

E. There shall be a \$26.00 issuance fee added for each permit identified in Tables I (Building Permit Fees), VI (Grading and Erosion Control Permit and Plan Review Fees), and VII (Fire Fees).

F. Permit fees not clearly defined by this section, or fees that are found by the building official and/or fire code official to be inequitable using a valuation base, shall be determined by the building official and/or fire code official by using a rational cost-of-service analysis. Fee determinations in such cases shall be made available to the public and disseminated to the applicable segments of the construction industry for use in future such cases.

G. Expiration date extension fee. A fee of \$40.00 shall be assessed to process a permit expiration date extension request for CMI and RES permits. A fee of \$26.00 shall be assessed to process expiration date extension requests for other permit types covered under this title. ~~a permit expiration date extension request.~~

H. Fee refunds. Requests for fee refunds must be made in writing by the permittee. The building official and/or fire code official may authorize refund of a fee paid as follows:

1. Refunding of not more than 80 percent of the permit fee paid when no work has commenced under a permit issued in accordance with this code.
2. Authorize refunding of not more than 80 per cent 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 examination time has been expended.
3. There shall be no refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of fee payment.

I. Re-inspection/Trip Fees. A re-inspection/trip fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made.

1. Re-inspection/trip fees are designed to discourage the practice of calling for inspections before the job is ready for such inspection or re-inspection.
2. Re-inspection/trip fees may also be assessed under the following circumstances:

a. When the inspection record card and permit is not posted or otherwise available on the work site.

b. When approved plans are not readily available to the inspector for failure to provide access on the date the inspection is scheduled.

c. When there is deviation from the approved plans.

d. When required corrections have not been completed upon request for re-inspection.

e. When the cost per hour of inspection or re-inspection has exceeded the permit fee paid. A minimum of three inspections per category are allowed for all "single permit fee" permits.

3. The permittee or their designated agent shall pay the required fee as set forth in the fee schedule and noted in the re-inspection/trip fee notice.

4. In instances where re-inspection/trip fees have been assessed, additional inspection of the work will not be performed until the required fee has been paid.

5. Reinspection/trip fees will be assessed on Electrical, Plumbing and Mechanical Permits where the number of requested inspections exceeds two. Re-inspections fees may be assessed on all other permits where the number of requested inspections in a required inspection category exceeds three.

J. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing system, fire sprinkler, fire alarm system and/or other fire code permits before obtaining the necessary permits shall be subject to an investigation fee established by the building official and/or fire code official in addition to the required fees as set forth in this code.

1. The investigation fee for work commencing before permit issuance shall be the same as the required permit fees contained in the fee tables.

2. The investigation fee shall be paid prior to or at the time of the permit issuance.

3. The payment of the investigation fee shall not exempt an applicant from compliance with all provisions of the Vancouver Municipal Code or other applicable laws.

a. Such investigation fees may be in addition to any other penalty assessed under VMC Title 22.

Section 5. That portion of ordinance M-3660, as last amended by that part of section 12 of ordinance M - 4079, and codified as VMC 17.08.140, is hereby amended to read as follows:

17.08.140 Inspections.

A. Construction or work for which a permit is required shall be subject to inspection by the building official and the construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous and/or special inspections as specified in IBC Chapter 17.

B. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances shall not be valid.

C. It shall be the duty of the permittee to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the city shall be liable for expense entailed in the removal or replacement of any material required to be removed to allow inspection.

D. Inspection record card. Work requiring a permit shall not be commenced until the permittee or their authorized agent has posted or otherwise made available the permit and inspection record card and approved construction documents such as to allow the building official to conveniently make the required entries there on regarding inspection of the work. The permit, inspection record card, and the approved construction documents shall be made available by the permittee until final approval has been granted by the building official.

E. Inspection Requests. It shall be the duty of the permittee, their authorized agent or contractor to notify the building official that such work is ready for inspection within ten (10) days of the work being completed.

1. The building official may require that every request for inspection be filed at least one working day before such inspection is desired.

2. Such request shall be made by the method provided by the city for requesting and scheduling inspections.

3. It shall be the responsibility of the permittee their authorized agent and/or the person requesting an inspection required by this code or the technical codes to provide the building official access to the premises and means for inspection of the work.

F. Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

1. The building official upon notification shall make the required inspections and shall either indicate that that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permittee or their authorized agent of conditions not in compliance with code requirements.

2. Such notification of conditions not in compliance with code requirements shall be in writing in the form of a correction notice and shall specify the work that is not in conformance, identify the

section of the code that the work does not comply with and shall set a time period for correction and request for re-inspection. Failure to correct the noncompliant condition and request re-inspection within the time period noted in the correction notice will be considered a violation and will be subject to enforcement under VMC Title 22.

3. Any portions of construction which do not comply with code requirements shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

4. There shall be a final inspection and approval of all and any buildings, structures, appurtenances and building service equipment when completed and ready for occupancy or use.

G. Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings structures and site for which an application has been filed.

H. Required inspections. Inspections are required as determined necessary by the building official in order to verify compliance with the applicable codes. The building official shall perform the required inspection upon notification that the work performed is ready for inspection and/or scheduling of the inspection. The required inspections may include, but are not limited to the following: ~~The building official upon notification that the work performed is ready for inspection, shall make the inspections as follows:~~

1. Erosion Control. Erosion control mitigation measure requirements shall be installed, inspected and approved before proceeding with any other site or construction work. Erosion control measures must be maintained until the project is completed and will be verified at all subsequent inspections.

2. Setback, footing and foundation inspections. Setback, footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspections. Materials for foundation shall be on the job except where concrete is ready mixed in accordance with ACI 38, the concrete need not be on the job. No concrete shall be placed prior to inspection approval.

3. Concrete slab and under floor inspection. Concrete slab inspections shall be made after in slab reinforcing steel and building services, equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is place.

4. Under floor inspection. Under floor inspection shall be made before any floor-deck or floor-sheathing is installed. Under floor inspection includes, but is not limited to, post, beam, joists, low point drains and radon piping.

5. Storm water systems. Storm water inspections shall be made to determine compliance with approved construction plans and applicable codes including LID standards. ~~Lowest floor elevation. Upon placement of the lowest floor in flood hazard areas, including the basement, and prior to further vertical construction, the elevation certification required in the IBC or IRC shall be submitted to the building official.~~

6. Frame inspection. Framing inspections shall be made after the floor deck or sheathing, all framing, fire blocking and bracing are in place, and after pipes, chimneys and vents to be concealed are complete, and after the rough electrical, plumbing, heating wires, pipes and ducts are inspected and approved.

7. ~~Lath and g~~Gypsum board inspection. ~~Lath and g~~Gypsum board inspections when part of a required fire-rated assembly or part of a structural framing system (shear/lateral bracing) shall be made after lathing and gypsum board, interior and/or exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished. In multiple layer systems, the fastening of each layer must be inspected before the application of the next layer.

8. Fire-resistive penetrations. Protection of joints and penetrations in fire-resistive-rated assemblies shall not be concealed from view until inspected and approved.

9. Energy efficiency inspections. Inspections shall be made to determine compliance with the Washington State Energy Code and shall include, but shall not be limited to, inspection for envelope insulation R and U values, fenestration U value, duct system R value, HVAC, water heating equipment efficiency, installation methods, weather sealing and similar energy related items. No interior finish that would conceal the energy efficiency component shall be applied prior to energy efficiency inspection and approval.

I. Building service equipment inspections. Building service equipment for which a permit is required by this code shall be inspected.

1. Building service equipment includes, but is not limited to, electrical, mechanical, plumbing, fuel gas, private storm water facility, and fire sprinkler and fire alarm system installations.

Exception: Rough tub/shower inspection not required when a manufactured tub and/or shower unit is installed.

2. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved.

3. When the installation of building service equipment is complete final inspection shall be made.

4. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the building official.

J. Barrier free accessibility inspection. Inspection shall be made of required barrier free accessibility features as part of any other required inspection including final inspection

K. Zoning inspection. Inspections are required for all signs, parking lots, landscaping, wetland delineation, critical areas delineation, tree preservation protection and other features regulated

and required as part of a land use approval under VMC Title 20 and noted on the approved plans and/or permit.

L. Other inspections. In addition to the inspections specified in this section, the building official is authorized to make or require other inspections, including third party inspection, of any construction work to ascertain compliance with the provisions of this code and other laws enforced by the city.

M. Special Inspection. Special inspection, as detailed in IBC Chapter 17, and the IRC when the design requirements of the International Building Code are required, shall be performed by agencies as defined in VMC Section 17.08.100(J).

N. Structural observation. Structural observation shall be made by the registered design professional as required in IBC Section 1709. Reports shall be submitted to the building official.

O. Floor elevation certification within flood prone areas. Upon placement of the lowest floor in flood hazard areas, including the basement, and prior to further vertical construction, the elevation certification required in the IBC or IRC shall be submitted to the building official.

PØ. Final inspection. Final inspection shall be made after all work required and/or authorized to be performed by the building permit, is completed.

Section 6. That portion of ordinance M-2261, as last amended by that part of section 10 of ordinance M - 4052, and codified as VMC 17.09.010, is hereby amended to read as follows:

17.09.010 Adoption of Washington State Energy Code.

The city adopts, by reference, as its energy code the ~~2012~~ currently adopted Washington State Energy Code, which is mandated under RCW 19.27A, and adopts rules promulgated under WAC Chapter 51-11.

Section 7. That portion of ordinance M-3660, as last amended by that part of section 11 of ordinance M - 4052, and codified as VMC 17.10.010, is hereby amended to read as follows:

17.10.010 Adopted.

As required by RCW Chapter 19.27, the City of Vancouver hereby adopts by reference Washington State's currently adopted ~~the 2012 edition of the~~ International Residential Code (IRC) and appendices F, G, H and K, ~~as published by the International Code Council~~, and as adopted and amended by RCW 19.27, WAC 51-51, and the provisions of this chapter. The IRC, as adopted and amended by this chapter, shall be the city of Vancouver's residential code. The city of Vancouver does not adopt IRC Chapter 1. VMC Chapter 17.08 shall provide the

administration provisions for the IRC, and enforcement of the IRC shall be governed by Title 22 of the VMC.

Section 8. That portion of ordinance M-3660, as last amended by that part of section 15 of ordinance M - 4079, and codified as VMC 17.10.030, is hereby amended to read as follows:

17.10.030 Scope.

A. General. The provisions of the IRC shall apply to site preparation and construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, and maintenance of detached one and two family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures. The demolition of residential structures is regulated by the International Building code as adopted by VMC Title 17.

B. Conflicts. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Wherever in the building code reference is made to an appendix, the provisions in the appendix shall not apply unless it has been specifically adopted.

C. Amendment to IRC Table R301.2 (1) Climatic and Geographic Design Criteria:

Residential	
Minimum roof snow load	25 lbs/sft
Ground snow load for drift calculations	25 lbs/sft
Design wind speed	Wind design speeds are coordinated with Risk Categories for structures, per 2012 IBC and ASCE 7 - 10 V - ASD = Nominal design wind speed V - ULT = Ultimate design wind speed 1. V - ASD = 105 mph (3 second gust) 2. V - ULT = 135 mph (3 second gust) for Risk Category II. Wind exposure and additional requirements as noted in IBC.
Seismic design	D1
Frost depth	12"
Subject to damage from termites	Slight to moderate
Subject to damage from	Moderate

weathering	
Subject to damage from decay	Slight to moderate
Winter design temperature	Per WSEC
Ice shielding underlayment req.	NA
Air freezing index	NA
Mean annual temperature	51.8 deg. F.
Flood Hazard	See FEMA and local flood maps

Section 9. That portion of ordinance M-3660, as last amended by that part of section 22 of ordinance M - 3958, and codified as VMC 17.12.010, is hereby amended to read as follows:

17.12.010 Adopted.

As required by RCW Chapter 19.27, the City of Vancouver hereby adopts by reference Washington State's currently adopted ~~the 2012 edition of the~~ International Building Code (IBC) and appendices I and J (not including IBC Section J103.2, Exemption 1) and M (International Existing Building Code) as published by the International Code Council, and as adopted and amended by RCW Chapter 19.27, WAC Chapter 51-50, and the provisions of this chapter. The IBC, as adopted and amended in this chapter, shall be the City of Vancouver's building code. The City of Vancouver does not adopt IBC Chapter 1. VMC Chapter 17.08 shall provide the administrative provisions for the IBC, and enforcement of the IBC shall be governed by Title 22 of the VMC.

Section 10. That portion of ordinance M-3660, as last amended by that part of section 16 of ordinance M - 4079, and codified as VMC 17.12.030, is hereby amended to read as follows:

17.12.030 Scope.

A. General. The IBC shall apply to the site preparation, location, construction, alteration, moving, demolition, repair, maintenance, removal and use or occupancy of any building or structure or any appurtenance connected or attached to such buildings or structures and building service equipment within this jurisdiction, except those structures regulated by the International Residential Code (IRC) that are designed to meet IRC requirements and work located primarily in a public way, public utility towers and poles, and hydraulic flood control structures. the IBC regulations shall also apply to the demolition and removal of any structure regulated by the IRC.

B. Design requirements:

Minimum roof snow load	25 lbs/sft
Ground snow load for drift calculations	25 lbs/sft
Design wind speed	<p>Wind design speeds are coordinated with Risk Categories for structures, per 2012 IBC and ASCE 7-10</p> <p>V - ASD = Nominal design wind speed</p> <p>V - ULT = Ultimate design wind speed</p> <p>1. V - ASD = 105 mph (3 second gust)</p> <p>2. V - ULT = 135 mph (3 second gust) for Risk Category II.</p> <p>Wind exposure and additional requirements as noted in IBC.</p>
Seismic design	<p>All locations within the city are classified as Seismic Design Category D. Seismic design parameters for specific sites shall be determined based upon zip-code or latitude and longitude using the web tool developed by the United States Geologic Survey available at \</p> <p>http://earthquake.usgs.gov/research/hazmaps/design/</p>

C. Conflicts. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Wherever in the building code reference is made to an appendix, the provisions in the appendix shall not apply unless it has been specifically adopted.

Section 11. That portion of ordinance M-3637, as last amended by that part of section 42 of ordinance M - 4079, and codified as VMC 17.14.270, is hereby amended to read as follows:

17.14.270 Minimum maintenance standards for yards.

A. Accessory structures. Accessory structures, including detached garages, sheds, decks, patios and similar structures, shall be maintained structurally sound and in good repair.

B. Building permit expiration. Where there has been a cessation of construction activity on any structure for more than two years, the structure shall be deemed in violation of the code and shall be abated by demolition or completion of the construction to meet the requirements of the building code.

C. Catastrophic or fire damaged premises. Where a building is damaged by fire or other catastrophic loss, the damaged building and site shall be secured from entry within forty-eight (48) hours and debris must be removed and properly discarded within ten (10) days of the fire department's release of the property.

D. Child traps. Refrigerators, freezers, or iceboxes with unlocked and attached doors, or similar container which may endanger public safety, shall be removed or secured.

E. Composting. Composting within the City of Vancouver shall comply with the following requirements:

1. Acceptable compost materials: Fruit and vegetable scraps, coffee grounds, and egg shells may be composted. Yard waste may be composted so long as yard waste does not include grass clippings or hedge or tree trimmings greater than ¼ inch in diameter. All composted materials must be generated from the site on which the compost is located. Individuals may add commercially available ingredients specifically designed to speed or enhance decomposition.

2. Prohibited compost materials: Unshredded branches or logs, meat, bones, fat, oil, whole eggs, dairy products, weeds heavily laden with seeds, plastics, synthetic fibers, human or pet wastes, diseased plants or any other garbage or refuse shall not be composted.

3. Composting method. Materials shall be contained in a bin or composted in a manner that provides for rapid and odorless composting.

4. Location of composting structures. Compost structures shall be placed in the rear yard of a property in such a location as to avoid off-site impacts.

5. Compost management. Persons who compost according to the requirements of this section shall use standard compost practices, which include providing adequate air circulation to prevent combustion and objectionable odors to adjacent properties. Composting that results in objectionable odors or includes prohibited material, or both, is prohibited by this code.

F. Dangerous holes. Open holes which may endanger public safety shall be abated, filled, sealed or removed. Holes wider than twelve (12) inches and deeper than twenty-four (24) inches, with a slope of 2 (horizontal):1 (vertical) or greater and that have the capability of retaining water, are presumptively dangerous to public safety. Holes which may endanger the public safety include, but are not limited to, wells, cisterns, open cesspools, septic tanks, excavations, in-ground swimming pools no longer in use, or open foundations.

G. Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private premises or upon the dwelling unit of another tenant.

H. Fences, walls, and retaining walls. Fences, walls, and retaining walls shall be maintained in a structurally sound and sanitary condition so as not to pose a threat to the public health, safety or welfare.

I. Firewood. The outdoor storage of useable firewood is permitted, provided the firewood is neatly stacked and is stacked in such a manner as not to be visible in the front yard, and where applicable, the side yard visible from the street. ~~from the city right of way.~~ Firewood shall be cut to lengths that fit the approved on site fireplace or wood stove. Useable firewood, as used in this section, means firewood that has more wood than rot and is not chemically treated or painted. This requirement shall not apply to lumber products used for agricultural purposes. This requirement shall also not apply to other recognized seasonal uses such as holiday decorations, provided the lumber is neatly stacked and is removed at the end of the season.

J. Grading, drainage and storm water. Exterior properties shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises. Storm water, including discharge from gutters, downspouts, swimming pools, hot tubs, spas, sump pumps or similar features shall not discharge water off the source premise unless expressly approved by the City of Vancouver.

K. Open storage. Open storage is prohibited on premises except:

1. As expressly permitted in VMC Title 20.
2. Open storage does not include items customarily used in association with the permitted principal use of the property and suitable for outdoor use such as lawn furniture, play equipment, gardening equipment, and similar items;
3. Open storage does not include construction materials or seasonal materials used for gardening that are stored in a manner to protect their utility and prevent deterioration and are reasonably expected to be used at the site within six (6) months.

L. Rodent or insect harborage. Premises shall be kept free from rodent, insect and vermin harborage and/or infestation as determined by the county health officer. Infestations shall be promptly exterminated by methods that ensure the public's health, safety and welfare. Owners shall take preventive measures to protect buildings and premises from future infestations.

M. Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas on private property shall be maintained free from hazardous conditions and in compliance with approved site or plot plans and barrier free accessible parking requirements.

N. Swimming pools. Swimming pools and swimming pool barriers shall be maintained in a clean, sanitary condition, and in good repair.

O. Hazard trees. Any hazard tree shall be removed from property or maintained in such a way that it does not threaten persons or property.

P. Vacant structures. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health.

Q. Weeds, grass and vegetation. Premises shall be maintained free from uncontrolled or uncultivated noxious weeds, brush, berry vines, poison oak/ivy, and grasses or plant growth in excess of 12 inches from ground level, including the areas adjacent to alleyways and between the sidewalk and the curb.

1. Nothing in this Section shall prohibit the growth of berry vines or grasses that are grown and used for agricultural, gardening, commercial or landscape cultivation purposes.

2. In critical areas and buffers, the standards of VMC 20.740 also apply.

Section 12. That portion of ordinance M-3378, as last amended by that part of section 13 of ordinance M - 4052, and codified as VMC 17.20.010, is hereby amended to read as follows:

17.20.010 Documents adopted.

As required by RCW Chapter 19.27, the City of Vancouver hereby adopts by reference the Washington State's currently adopted Uniform Plumbing Code (UPC), ~~2012 edition, as published by the International Association of Plumbing and Mechanical Officials, with IAPMO Standards~~ as amended and adopted by RCW 19.27, WAC 51-56 and 51-57, and the provisions of this chapter. The UPC, as adopted and amended in this chapter, shall be the plumbing code for the City of Vancouver.

The following sections of the ~~2012~~ Uniform Plumbing Code are not adopted: UPC appendices; Chapter 1 Administration. VMC Chapter 17.08 shall provide the administrative provisions for the UPC. Title 22 of the VMC shall provide the enforcement provisions for this chapter.

Section 13. That portion of ordinance M-3660, as last amended by that part of section 14 of ordinance M - 4052, and codified as VMC 17.24.010, is hereby amended to read as follows:

17.24.010 Adopted.

As required by RCW 19.27, the City of Vancouver hereby adopts by reference the 2012 Washington State's currently adopted edition of the International Mechanical Code (IMC) (appendices excluded), including ~~the 2012 edition of the current~~ International Fuel Gas Code (IFGC) (Appendices excluded), as published by the International Code Council, as adopted and amended by RCW 19.27, WAC 51 - 52, and the provisions of this chapter. The IMC, as adopted

and amended in this chapter, shall be the mechanical code and fuel gas code for the City of Vancouver. The administrative portions of each code are not adopted, and VMC Chapter 17.08 shall provide the administrative provisions for the IMC. Enforcement of this chapter shall be governed by the provisions in title 22 of the VMC.

Section 14. Savings. Those ordinances or parts of ordinances which are amended or repealed by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 15. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not effect or invalidate the remainder of any parts thereof to any person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 16. Effective date. This ordinance shall become effective fourteen (14) days following the date of final adoption.

Read first time: May 23, 2016

Ayes: Councilmembers Stober, Topper, McEnemy-Ogle, Turley, Hansen, Burkeman

Nays: Councilmembers

Absent: ~~Councilmembers~~ Mayor Leavitt

Read second time: June 6, 2016

PASSED by the following vote: 6-0

Ayes: Councilmembers Stober, Topper, McEnemy-Ogle, Turley, Burkeman, Mayor Leavitt

Nays: Councilmembers None

Absent: Councilmembers Hansen

SIGNED this 6th day of June, 2016.

for Anne McEnery Ogle
Timothy D. Leavitt, Mayor

Attest:

Approved as to form:

Carrie Lewellen
R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

E. Bronson Potter
E. Bronson Potter, City Attorney

SUMMARY

ORDINANCE NO. M-41165

AN ORDINANCE relating to the updating of Title 17 for internal consistency; expanding definitions to include the Fire Official on fire related permits; incorporating new State mandated low impact development standards; extending the expiration of demolition permits to 90 days; clarifying fees for renewal of expired permits; clarifying penalty for allowing permits to expire without final approvals; changing fee structure for permit expiration date extension requests to bring it more in line with staff time; clarify process for determining what inspections are necessary for a project; bringing code in line with internal processes and best industry practices currently used; adopting the current edition of the state adopted technical codes; providing for savings, severability and an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

May 10, 2016

Mayor and City Council
City of Vancouver
P.O. Box 1995
Vancouver
WA 98668-1995

RE: Recommendation on proposed changes to VMC Title 16, 17, and VMC Title 22

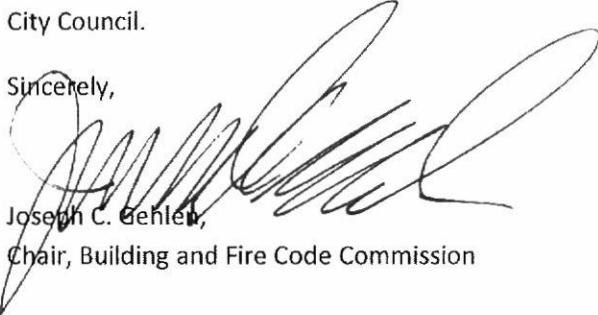
Dear Mayor and City Council Members:

The Building and Fire Code Commission (BFCC) of City of Vancouver held duly noticed meetings on May 09, 2016. The BFCC and city staff discussed the following building and fire code ordinance amendments:

1. Increase Fees – Fire & Life Safety Inspections, Fire Operational Permits by 5% July 2016, 5% January 2017 and 5% January 2018. Represents a 15% increase over 2 ½ years.
2. False Alarms – Three (3) false alarms within a rolling 12 month period may be subject to monetary penalty
3. Fire Protection Report Submittals – Require on-line submittals, supports current process
4. Updated Fire Sprinkler - Aligns changes in the IBC with the integrity of the local sprinkler provision
5. State mandated code updates, Low Impact Development (LID), housekeeping items and clarifications
6. Extending timeline for demo permits from 30 days to 90 days
7. Minor fee revisions for permit extensions.

Following the discussion, motions were unanimously approved by the BFCC in favor of proposed code amendments. The Building and Fire Code Commission recommends adoption of the ordinances by the City Council.

Sincerely,



Joseph C. Behler,
Chair, Building and Fire Code Commission

C: Eric Holmes, City Manager

Bronson Potter, City Attorney
Heidi Scarpelli, Fire Marshal
Sree Thirunagari, Building Official
Philip Gigler, Assistant City Attorney
Building and Fire Code Commission members