

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE NO. 2018-005

**AN ORDINANCE AMENDING KITTITAS COUNTY CODE TITLE 14 AND TITLE 20 TO
AMEND THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE
AND TO ADOPT APPENDIX C**

- WHEREAS,** Kittitas County adopted the International Wildland-Urban Interface Code (IWUIC) in 2006 and applied it only to areas outside of fire districts; and
- WHEREAS,** In 2013, Kittitas County amended Kittitas County Code (KCC) Title 14 and 20 to adopt the IWUIC for the entire County with amendments, to adopt Appendix B of the IWUIC regarding a vegetation management plans, and to reference the most current edition of the Wildland Urban Interface map; and
- WHEREAS,** The Kittitas County Board of County Commissioners on March 20, 2018 set a public hearing to consider amendments to KCC Title 14 and Title 20 regarding adoption and amendments to the IWUIC; and
- WHEREAS,** A copy of the proposed amendments was filed with the Kittitas County Auditor on March 21, 2018 in accordance with RCW 36.32.120(7), and
- WHEREAS,** Public notice for such a hearing was provided in the Daily Record on March 22, 2018 and March 29, 2018; and
- WHEREAS,** The Board of County Commissioners conducted a public hearing to consider the proposed amendments to KCC Title 14 and Title 20 on April 3, 2018; and
- WHEREAS,** At the April 3, 2018 public hearing, testimony regarding the proposed amendments was received and considered by the Board of County Commissioners.

NOW, THEREFORE, BE IT ORDAINED, that the Board of County Commissioners, after due deliberation, does hereby approve the amendments to Title 14 and Title 20 of Kittitas County Code as shown in the attached Exhibit A.

ADOPTED this 3rd day of April, 2018

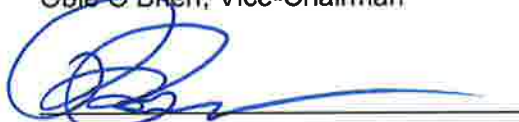
**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Laura Osiadacz, Chairman



Obie O'Brien, Vice-Chairman



Paul Jewell, Commissioner

APPROVED AS TO FORM:

Neil Caulkins,
Deputy Prosecuting Attorney



ATTEST
CLERK OF THE BOARD


Julie A. Kjorsvik

Exhibit A

14.04.010 Adoption of referenced codes.

Kittitas County hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27 for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures.

1. The International Building Code (IBC), 2015 Edition, published by the International Code Council as adopted and amended by the State of Washington in Chapter 51-50 WAC; with the following adopted appendices and amendments:
 - a. Appendices
 - i. Appendix C: Agricultural Buildings
 - b. Amendments
 - i. Section 105.2 Work Exempt from Building Permit.
 1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and is not used as habitable space and does not contain plumbing or mechanical. All accessory structures must meet all zoning and building setbacks, and must comply with the requirements of KCC Title 17A (Critical Areas) and KCC Chapter 14.08 (Flood Damage Prevention).
 2. Other exemptions as specified in Section 105.2.
 - ii. Section 105.3.2 Expiration of Application
 1. If, after a plan review has been initiated, an application for building permit requires corrections, a letter will be sent notifying the applicant of those items necessary to complete the review of the application and that the application will expire 180 days from the date of notification if the corrections are not submitted or are not adequate to resolve the corrections items listed. The Building Official is authorized to grant one extension, not to exceed 365 days. The extension shall be requested in writing, prior to permit application expiration, and justifiable cause shall be demonstrated. If expired, the application becomes null and void and the deposit is forfeited.
 2. After a plan review has been completed, a letter will be sent notifying the applicant that the permit is ready for issuance and that if not purchased 180 days from the date of notification, the application will expire. The Building Official is authorized to grant one extension, not to exceed 365 days. The extension shall be requested in writing, prior to permit expiration, and justifiable cause shall be demonstrated. If expired, the application becomes null and void and, the deposit is forfeited. If a completed application expires and the deposit is less than the plan review fee, the applicant is responsible for any outstanding balance and an invoice will be sent to the property owner of record.
2. The International Residential Code (IRC), 2015 Edition, published by the International Code Council as adopted and amended by the State of Washington in Chapter 51-51 WAC; with the following adopted amendments:
 - a. Amendments
 - i. Section R105.2 Work Exempt from Building Permit
 1. One-story detached accessory structures provided the floor area does not exceed 200 square feet, is not used for habitable space and does not contain plumbing

or mechanical. All accessory structures must meet all zoning and building setbacks and must comply with the requirements of KCC Title 17A (Critical Areas) and KCC Chapter 14.08 (Flood Damage Prevention).

2. Platforms, sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
 3. Other exemptions as specified in Section 105.2.
- ii. Section R105.3.2 Expiration of Application
1. If, after a plan review has been initiated, an application for building permit requires corrections, a letter will be sent notifying the applicant of those items necessary to complete the review of the application and that the application will expire 180 days from the date of notification if the corrections are not submitted or are not adequate to resolve the corrections items listed. The Building Official is authorized to grant one extension, not to exceed 365 days. The extension shall be requested in writing, prior to permit application expiration, and justifiable cause shall be demonstrated. If expired, the application becomes null and void and the deposit is forfeited.
 2. After a plan review has been completed, a letter will be sent notifying the applicant that the permit is ready for issuance and that if not purchased 180 days from the date of notification, the application will expire. The Building Official is authorized to grant one extension, not to exceed 365 days. The extension shall be requested in writing, prior to permit expiration, and justifiable cause shall be demonstrated. If expired, the application becomes null and void and, the deposit is forfeited. If a completed application expires and the deposit is less than the plan review fee, the applicant is responsible for any outstanding balance and an invoice will be sent.
3. The International Mechanical Code (IMC), 2015 Edition, published by the International Code Council as adopted and amended by the State of Washington in Chapter 51-52 WAC; including the adoption of and amendments to the 2015 International Fuel Gas Code (IFGC), the 2015 National Fuel Gas Code (NFPA 54) and the 2015 Liquefied Petroleum Gas Code (NFPA 58).
4. The International Fire Code (IFC), 2015 Edition, published by the International Code Council as adopted and amended by the State of Washington in Chapter 51-54A WAC; including those standards of the National Fire Protection Association specifically referenced in the International Fire Code: PROVIDED, that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles. The following appendices and amendments are specifically adopted:
- a. Appendices
 - i. Appendix B: Fire Flow for Buildings
 - ii. Appendix C: Fire Hydrant Locations and Distribution
 - iii. Appendix D: Fire Apparatus Access Roads
 - iv. Appendix E: Hazard Categories
 - v. Appendix F: Hazard Ranking
 - vi. Appendix G: Cryogenic Fluids-Weight and Volume Equivalents

In case of conflict among the codes enumerated in subsections 1, 2, 3, and 4 of this section, the first named code shall govern over those following.
 - b. Amendments
 - i. Chapter 45: Referenced Standards

1. NFPA standard reference numbers as follows:
 1. NFPA13-16: "Installation of Sprinkler Systems" to replace prior edition NFPA13-07.
 2. NFPA13D-16: "Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes" to replace prior edition NFPA13D-07.
 3. NFPA13R-16: "Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height" to replace prior edition NFPA13R-07.
 4. NFPA72-16: "National Fire Alarm Code" to replace prior edition NFPA72-07.
- ii. Appendix B: Fire Flow for Buildings to be amended as follows:
 1. Agricultural buildings used for the sole purpose of agricultural processing may be exempt from fire flow requirements if the following conditions are met:
 1. A monitored early detection system in compliance with current codes is installed and maintained;
 2. The separation from other buildings and combustible materials, including hay piles by a minimum of 60 feet shall be continuously maintained;
 3. Building size shall be limited to SEPA threshold requirements;
 4. Occupancy shall be limited to a maximum of five (5) persons; and
 5. Compliance with all applicable codes
5. The Uniform Plumbing Code (UPC), 2015 Edition, published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the State of Washington in Chapter 51-56 WAC and Chapter 51-57 WAC.
6. The Washington State Energy Code, 2015 Edition, as set forth in Chapter 51-11 WAC , Chapter 51-11C WAC (Commercial) and Chapter 51-11R (Residential)
7. The International Property Maintenance Code (IPMC), 2015 Edition, as published by the International Code Council.
8. The International Wildland Urban Interface Code (WUI Code), most current edition, as published by the International Code Council; with the following adopted appendices and amendments:
 - a. Appendix B: Vegetation Management Plan
 - a.b. Appendix C: Fire Hazard Severity Form
 - b-c. Amendments to the Wildland Urban Interface code specific to Kittitas County shall be located in KCC Title 20.
9. The International Swimming Pool and Spa Code (ISPSC) 2015 Edition as published by the International Code Council.

Chapter 20.10 Wildland Urban Interface Code

Kittitas County hereby adopts the following code for the purpose of establishing rules and regulations for all areas designated as Wildland Urban Interface areas within Kittitas County.

1. The International Wildland-Urban Interface Code (IWUIC) the most current ~~adoption~~ adopted edition, as published by the International Code Council; with the following adopted appendices and amendments:
 - a. Appendices
 - i. Appendix B: Vegetation Management Plan
 - ii. Appendix C: Fire Hazard Severity Form
 - b. Amendments
 1. The following amendments shall be made:

Section 302.1 Wildland Urban Interface Area Declaration of Designations. All unincorporated areas within Kittitas County are designated as Wildland Urban Interface areas and shall be identified per the most current edition of the WUI map.

Section 403.2.1 Dimensions. Not adopted. See KCC Code Titles 12 and 20.

Section 403.2.2 Length. Not adopted. See KCC Code Titles 12 and 20.

Section 403.2.3 Service Limitations. Not adopted. See KCC Title 12.

403.4.1 Sign Construction. All road identification signs shall meet Kittitas County Road Standards and Public Works requirements.

Section 404.2 Water sources. The distance from proposed structures or property lines at which a water source is available for use shall be approved by the fire code official.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with the ~~Kittitas County Code Amendment to~~ Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained at all times. The design, construction, location, water level maintenance, access and access maintenance of man-made water source shall be approved by the fire code official.

Section 404.3 Draft Sites. Not adopted

501.1 Scope. Buildings and structures shall be constructed in accordance with the International Building and Residential Codes, as well as this code.

Exceptions:

1. Accessory structures not exceeding 200 square feet in floor area when located at least 50 feet from buildings containing habitable spaces. Commercial structures of any size shall be required to be permitted.
2. Agricultural buildings at least 50 feet from buildings containing habitable spaces.

Table 503.1 Ignition Resistant Construction *

FIRE HAZARD SEVERITY						
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply (b)		Water Supply (b)		Water Supply (b)	
Defensible Space (c)	Conforming (d)	Nonconforming (e)	Conforming (d)	Nonconforming (e)	Conforming (d)	Nonconforming (e)
Nonconforming	IR2	IR1	IR1	IR1 N.C.	IR1 N.C.	Not Permitted
Conforming	IR3	IR2	IR2	IR1	IR1	IR1 N.C.
1.5 x Conforming	IR3	IR3	IR3	IR2	IR2	IR1
2.5 x Conforming	IR3	IR3	IR3	IR2	IR2	IR2

- A. Access shall be provided in accordance with section 403.
- B. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
 - a. IR1 = Ignitions-resistant construction in accordance with Section 504.
 - b. IR2 = Ignition-resistant construction in accordance with Section 505.
 - c. IR3 = Ignition-resistant construction in accordance with Section 506.
 - d. N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- C. Conformance based on Section 603.
- D. Conformance based on Section 404.
- E. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.7 Appendages and projections. Unenclosed accessory structures attached to building with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials,
2. Fire-retardant treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code,
3. Ignition resistant building materials in accordance with section 503.2 or
4. ~~Meet the requirements in the schematics as shown in the WUI Application Packet.~~

505.7 Appendages and projections. Unenclosed accessory structures attached to building with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials,
2. Fire-retardant treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code,
3. Ignition resistant building materials in accordance with section 503.2 or
4. ~~Meet the requirements in the schematics as shown in the IWUIC Application Packet.~~

602 Automatic Sprinkler Systems: Section 602 shall not apply to building permit applications submitted prior to March 15, 2018. This exception shall not apply to areas as "IR 1 (No Site Assmt Allowed)" on the Kittitas County Wildland Urban Interface Areas map.