

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
16-02	KCC Title 14 Buildings & Construction	KCC Section 14.04.020 General Requirements	BOCC	CDS	None

The Board of County Commissioners proposes amending KCC 14.04.020 related to minimum submittal requirements. The following amendment would require the submittal of recorded easements with permit application documents:

DRAFT – September 2016

Kittitas County Code Title 14 Buildings and Construction, amendment to Section 14.04.020 General Requirements, is proposed as follows:

**Chapter 14.04
BUILDING CODE**

Sections

- 14.04.010 Adoption of referenced codes.
- 14.04.020 ~~General Design~~ requirements.
- 14.04.030 Building relocation - Applicant.
- 14.04.040 Mobile, manufactured, designated manufactured and modular homes.
- 14.04.045 Recreational Vehicles and Park Model Trailers.
- 14.04.046 Other factory built dwellings.
- 14.04.050 Dry cabins.
- 14.04.055 Small Residential Structures.
- 14.04.060 Fees.
- 14.04.070 Permits.

14.04.020 General requirements.

1. Conflict between Codes: Whenever there is a conflict between a Referenced Code in Section 14.04.010 of this code and the General Requirements contained in Section 14.04.020 of this code, the General Requirements shall apply.
2. Table R301.2(1), Climatic and Geographic Design Criteria, of the International Residential Code, is amended as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic efforts ^k	Special wind region ^l	Wind- borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
Case study (min. 30 psf roof) ¹	110 V ult	No	No	No	C, D0, D12	Severe	24"	Slight to Moderate	2° F	Yes	Date Entered Into NFIP: 9/1979, Date of Current FIRM Maps Adopted: 5/5/1981	1,000-2,000	50°F

¹ All snow loads are site specific and shall be determined by the Building Official.

² The seismic design category between C, D0 and D1 will be determined on a site-specific basis.

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(3). The *grade* of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
 - b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with the minimum depth of footing below finish *grade*.
 - c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
 - d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
 - e. The outdoor design dry-bulb temperature shall be selected from the columns of 971/2 -percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the *building official*.
 - f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
 - g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction’s* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
 - h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with “YES.” Otherwise, the *jurisdiction* shall fill in this part of the table with “NO.”
 - i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
 - j. The *jurisdiction* shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
 - k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with “YES.” Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
 - l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
 - m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
3. Professional Preparation of Plans: Kittitas County shall require a Washington State licensed design professional, licensed under the provisions of RCW 18.08, WAC 308-12 (for Architects) or RCW 18.43 (for Engineers) to stamp, prepare or oversee the preparation of plans and calculations for buildings or structures when ANY of the following criteria are met but is not limited to the following:
- a. A building of any occupancy over 4,000 square feet.
Exception: residential buildings that do not contain more than 4 dwelling units; farm buildings of any size associated with commercial agriculture;

buildings such as garages, sheds, barn or shelters for animals and machinery that are used in connection with or auxiliary to farm buildings, or in connection with or accessory to residential buildings of four dwelling units or less.

- b. Buildings containing five or more residential dwelling units.
Exception: buildings less than 4000 square feet.
 - c. All log and timber frame structures and log and timber frame structural components. This includes any log or beam style trusses used in stick framed buildings.
 - d. All structures located above 70-psf ground snow load that are regulated by the International Residential Code.
 - e. All structures located above 50-psf ground snow load that are regulated by the International Building Code.
4. Permit application and construction plan submittal: All submitted construction documents must be of sufficient detail and clarity to indicate the nature and extent of the work proposed. The amount of detail required will vary, depending on the nature and complexity of the project. Additional documentation such as truss engineering, lateral and gravity calculations, energy code information, etc. may also be required. Building permit applications and drawings deemed incomplete by Kittitas County Community Development Services will not be accepted. The following are minimum submittal standards for construction drawings:
- a. Plans drawn to a minimum of 1/4" scale on minimum page size of 11" x 17".
 - b. Plans must have clear and readable text.
 - c. Permit application in compliance with RCW 19.27.095 and RCW 19.27.097.
5. Recorded easements: The applicant shall identify all recorded easements on the construction documents submitted with the permit application. The permit application shall also include a copy of recorded easements along with the site plan as required by Section R106.2 of the IRC. All existing easements, rights-of-way, well protections zones, etc. shall be identified on the site plan and considered for the placement of buildings, septic systems, roadways, and other infrastructure. The location of all easements on the site plan shall be the responsibility of the applicant.