

ORDINANCE NO. 490

AN ORDINANCE of the City of Gig Harbor regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Gig Harbor; providing for the issuance of permits and collection of fees therefore; repealing Ordinance No. 337 of the City of Gig Harbor and all other ordinances and parts of the ordinance in conflict herewith.

WHEREAS, the City is authorized and enabled by RCW 19.27.040 to amend the State Building Code, including the Uniform Building Code, so long as minimum performance standards and objectives of the State Code are satisfied; and,

WHEREAS, it is in the public interest of the citizens of Gig Harbor and necessary and appropriate to protect the health, safety and welfare of said citizens by adopting the 1985 Uniform Building Code, together with Appendices Chp. 7, 32 and 70, the 1985 Edition of the Uniform Building Code Standards and the "Uniform Code for Abatement of Dangerous Buildings", 1985 edition;

NOW, THEREFORE, the City Council of the City of Gig Harbor **DO ORDAIN** as follows:

Section 1. Sections 15.06.010, 15.06.020, and 15.06.030 of the Gig Harbor Municipal Code are hereby repealed.

Section 2. A new section 15.06.015 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

Section 15.06.015 Uniform Building Code Adopted. That certain documents, one (1) copy of which is on file in the office of the City Administrator/Clerk and the City of Gig Harbor being marked and designated as "Uniform Building Code", including Appendices Chapter 7, 32, and 70, the 1985 edition, the "Uniform Building Code Standards", 1985 edition and the "uniform Code for Abatement of Dangerous Buildings", 1985 edition, published by the International Conference of Building Officials, be and the same is hereby adopted as the code of the City of Gig Harbor for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Gig Harbor providing for issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such "Uniform Building code"

1985 edition, the "Uniform Building Code Standards", 1985 edition and the "Uniform Code for Abatement of Dangerous Buildings", 1985 edition, published by the International Conference of Building Officials, on file in the office of the City Administrator are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

Section 3. A new section 15.06.025 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

Section 15.06.025 Plans and Specifications. Subsection (b) of Section 302 of the Uniform Building Code is hereby amended to read as follows:

(b) Plans and Specifications. Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. Plans, computations and specifications shall be stamped and signed by an engineer or architect licensed by the State of Washington to practice as such.

EXCEPTIONS:

(1) The building official may waive the submission of plans calculations, etc., if he finds that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

(2) Single family and common wall dwelling or apartment house that consists of four or fewer dwelling units that do not exceed two stories in height and that are less than five thousand square feet in total area. The building official may require that portions of the work applied for be designed and engineering calculations be submitted to verify compliance with this code.

Section 4. A new section 15.06.035 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

Section 15.06.035 Permit Fees. Subsection (a) of Section 304 of the Uniform Building Code is hereby amended to read as follows:

Building Permit Fees.

A fee for each permit shall be paid to the City of Gig Harbor in the amount set forth in Table No. 3-A, as amended, of this Code.

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The determination of value or valuation under any of the provisions of this Code shall be made by the building official utilizing the most current publication of the Building Valuation Worksheet, based upon data compiled by the International Conference of Building Officials and published in the Building Standards as a building cost reference. Said valuation standards shall be posted in the Building Department.

The valuation to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent work or permanent equipment.

TABLE NO. 3 A - BUILDING PERMIT FEES

Total Valuation	Fee
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$10,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.
\$500,001.00 to \$1,000,000.00	\$2039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1 mil.
\$1,000,001.00 and up	\$3539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees:

1. Inspections outside of normal business hours \$30.00 per hour (minimum charge-two hours)
2. Reinspection fee assessed under provisions of Section 305(g). \$30.00 each
3. Inspections for which no fee is specifically indicated \$30.00 per hour (minimum charge-one-half hour)
4. Additional plan review required by changes, additions or revisions to approved plans \$30.00 per hour (minimum charge-one-half hour)
5. Application fee to the Board of Appeals \$50.00

Section 5. A new section 15.06.40 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

Section 15.06.040 Special Provisions. Section 1202 subsection (b) of the Uniform Building Code as adopted in section 15.06.015 of the Gig Harbor Municipal Code is hereby amended to read as follows:

(b) **Special Provisions.** Group R, Division 1 Occupancies more than two stories in height or having more than 3,000 square feet of floor area above the first story shall be not less than one-hour fire-resistive construction throughout except as provided in Section 1705(b)2.

Residential structures containing four or fewer dwelling units shall be provided with one-hour fire-resistive occupancy separations between units.

Storage or laundry rooms that are within Group R, Division 1 Occupancies that are used in common by tenants shall be separated from the rest of the building by not less than one-hour fire-resistive occupancy separation.

Every apartment house three stories or more in height or containing more than 15 dwelling units and every hotel three stories or more in height or containing 20 or more guest rooms shall have an approved fire alarm system as specified in the Fire Code.

EXCEPTION: An alarm system need not be installed in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and from public or common areas by at least one-hour fire-

resistive occupancy separations and each individual dwelling unit has an exit direct to a yard or public way.

For Group R, Division 1 Occupancies with a Group B, Division 1 parking garage in the basement or first floor, see Section 702(a).

For attic space partitions and draft stops, see Section 2516(f).

Section 6. A new section 15.06.050 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

Section 15.06.050 Violations. Section 205 of the Uniform Building Code, 1985 Edition is hereby amended to read as follows:

VIOLATIONS

Section 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Section 7. A new section 15.06.060 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

Section 15.06.060 Expiration.

Subsection (d) of Section 303 of the Uniform Building Code, 1982 Edition is hereby amended to read as follows:

(d) Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, or if the building or work authorized by such permit has not been completed and a final inspection has not been given and a certificate of occupancy issued within one year from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained so to do, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications

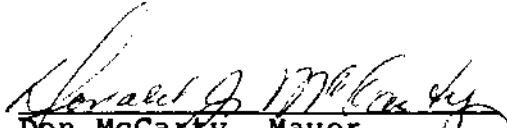
for such work and substantial construction as determined by the building official has taken place; and provided further that such suspension, abandonment or construction time period has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.


Section 8. Validity. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Gig Harbor City Council hereby declares that it would have passed this ordinance, and each subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 9. This ordinance shall be and is hereby declared to be in full force and effect five days after approval and official publication of this ordinance.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council held on this 25th day of August, 1986.


Don McCarty, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 5/22/86
Passed by city council: 8/25/86
Date published: 9/3/86
Date effective: 9/8/86