

RESOLUTION 2010-_____

AMENDMENT TO CHELAN COUNTY CODES TO UPDATE REFERENCES TO THE PROPER BUILDING CODES AND ADDRESS CHANGES IN THE DEPARTMENT'S NAME

WHEREAS, RCW 19.27.031, determines which building codes are in effect for all Counties and cities; and,

WHEREAS, Chelan County desires to use the adopted County Codes when there is a conflict with the adopted international codes; and,

WHEREAS, the Department of Building, Fire Safety and Planning was renamed to the Department of Community Development;

NOW, THEREFORE, BE IT RESOLVED that all references to "Department of Building, Fire Safety and Planning" shall be changed to read "Department of Community Development";

BE IT FURTHER RESOLVED that Chelan County Code (CCC) Zoning Section 11.02.030 Scope is amended to read:

The text and zoning maps constitute the zoning resolution. This title shall apply to unincorporated areas under Chelan County's land use regulatory authority and is consistent with the provisions adopted by the County for the unincorporated Urban Growth Area boundaries of the cities of Leavenworth, Cashmere, Wenatchee, Entiat, and Chelan. Whenever the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants to which the county is a party exist congruent to this title, the most restrictive or that imposing the higher standards shall govern. If any conflict between the zoning map and text of this title ensue, the text of this title shall prevail. When the adopted building standard (IBC or IFC) allows for flexibility and the adopted County code provides standards the County code shall govern.

BE IT FURTHER RESOLVED that Chelan County Code (CCC) Fire Protection Standards Section 15.40.010. Applicability is amended to read:

This chapter shall apply to all land use actions subject to zoning, subdivision, binding site plans and building permits. When the adopted building standard (IBC or IFC) allows for flexibility and the adopted County code provides standards the County code shall govern.

BE IT FURTHER RESOLVED that the following Chelan County Code references shall be modified to reference the IRC (International Residential Code) or IBC (International Building Code):

A. CCC 3.12.030(c):

Skirting and skirting framing materials for "pit set" installations shall comply with IRC UBC Chapter 4 18, Division II, Sections 1810 and 1814.

B. CCC 11.93.330(6)(c):

In the absence of adequate on-site water sources, as determined by the Chelan County Fire Marshal, such as reservoirs, swimming pools, lakes, rivers and streams, the

provisions of the International Building Code ~~Uniform Building Code~~ currently adopted by Chelan County shall apply for purposes of satisfying the required fire flows.

C. CCC 11.93.420(2):

Parking garages shall be designed in accordance with the International Building Code, Group S, Division 2 ~~Uniform Building Code for a Group S, Division 4~~ structure (open parking garages).

D. CCC 14.98.020:

“Manufactured home, designated” means a manufactured home that meets the following:

(A) Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

(B) Was originally constructed with and now has a composition or wood shake or shingle, coated metal or similar roof of not less than 3:12 pitch; and

(C) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Residential Code ~~Uniform Building Code~~ single-family residences.

E. CCC 15.40.030(1)(a)(i):

Building permits for structures classified by the International Residential Code ~~Uniform Building Code~~ as Group U-1 occupancies (agricultural buildings, private garages: carports and sheds) that are restricted to private residential use only are exempt from the requirements of this section; provided, that riding arenas or other agricultural type structures used or accessed by the public shall not be exempt;

F. CCC 15.40.050(2):

Development Standards Within the Wildland Urban Interface. Class A roofing/noncombustible roof covering, as defined in the International Residential Code ~~Uniform Building Code~~, shall be used in all areas of Chelan County with a minimum hazard risk rating of moderate as shown on the Chelan County fire map. Class A roofing shall be one of the following:

(A) Cement shingles or sheets;

(B) Exposed concrete slab roof;

(C) Ferrous or copper shingles or sheets;

(D) Slate shingles;

(E) Clay or concrete roofing tile;

(F) Approved roof covering of noncombustible material.

G. CCC 15.50.020(1)(B):

Any remodel of commercial, industrial, public facilities and private institutional development representing more than ~~forty six~~ sixty percent (60%) of the valuation of the structure based upon International Building Code ~~Uniform Building Code~~ valuation and construction tables or remodels adding twenty percent or more of gross floor area to the development.

BE IT FURTHER RESOLVED that the following Chelan County Code references shall be modified to reference the IFC (International Fire Code):

A. CCC 15.40.020 :

The current edition of International ~~Uniform~~ Fire Code (IFCUFC) addressing fire apparatus access and water supply as adopted pursuant to Chapter 19.27 RCW shall be

adopted with the following additions or amendments:

(1) Fire Apparatus Access Road.

(A) Plans for fire apparatus access roads, designed in accordance with Chapter 15.30, Road Standards, shall be submitted to the fire marshal for review and approval prior to construction.

(B) Fire apparatus access roads shall be provided and maintained in accordance with Sections ~~503, 503.4, 503.5, 503.6 901 and 902~~ of the IFCUEFC. For every facility, building or portion of a building hereafter constructed or moved within Chelan County when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than one hundred fifty feet from fire apparatus access route as measured by an approved route around the exterior of the building or facility, except:

(i) When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Section 902 of the IFCUEFC may be modified by the fire marshal.

(ii) When fire apparatus access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the fire marshal is authorized to require additional fire protection as specified in the IFCUEFC.

(iii) When there are not more than two Group R, Division 3, or Group U Occupancies, as defined by the IFCUEFC, the requirements of Section Sections ~~503, 503.4, 503.5, 503.6 902~~ of the IFCUEFC may be modified by the fire marshal.

(iv) Whenever a proposed development, or portion thereof, creates four hundred ADT or greater, provisions for at least two ingress-egress routes must be supplied. All accesses shall comply with the paving requirements per Chapter 15.30, Road Standards.

(C) High-piled combustible storage, fire access will be provided per the IFCUEFC.

(D) During construction, alteration or demolition of a building, fire access shall be provided per the IFCUEFC.

B. CCC 15.40.030(3)(A):

Fire hydrant locations shall be determined by the Fire Marshal, in coordination with the water purveyor. The Fire Marshal may use IFC, Appendix B, Table 105.1 Appendix III-B of the Uniform Fire Code as a guide when determining fire hydrant locations subject to the following exceptions:

C. CCC 15.40.040:

Appendix B, Table 105.1 Appendix III-A "Fire-Flow Requirements for Buildings" of the IFCUEFC is adopted.

(1) Scope. The procedure determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with Appendix III-A. Appendix III-A does not apply to structures other than buildings.

D. CCC 15.40.040(3)(D):

When fire hydrants cannot be installed in conformance with this chapter, the Fire Marshal shall confer with the water purveyor and provide for alternate locations as allowed by the IFCUEFC.

E. CCC 15.40.040(4)(B):

All fire hydrants shall be accessible to the fire department by public or private roads or

approved fire apparatus access roads meeting the requirements of Article 9 of the IFCUFC and this chapter.

F. CCC 15.40.040 (5):

Fire-Flow Requirements for Buildings.

(A) The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire area which does not exceed three thousand six hundred square feet shall be seven hundred fifty gallons per minute. Fire flow and flow duration for dwellings having a fire area in excess of three thousand six hundred square feet shall not be less than that specified in Appendix B, Table 105.1 of the IFC Table A-III-A-1 of the UFC, except that reduction in required fire flow of fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

(B) The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Appendix B, Table 105.1 of the IFC Table A-III-A-1 of the UFC, except that a reduction in required fire flow of up to seventy-five percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire flow shall not be less than one thousand five hundred gallons per minute.

BE IT FURTHER RESOLVED that this decision shall take effect and be in force immediately when signed into authentication.

BE IT FURTHER RESOLVED that this decision is hereby signed into authentication on the following date:

DATED at Wenatchee, Washington this _____ day of _____ 2010

BOARD OF CHELAN COUNTY COMMISSIONERS

KEITH GOEHNER, CHAIRMAN

ATTEST: SALLY TAYLOR

RON WALTER, COMMISSIONER

Clerk of the Board

DOUG ENGLAND, COMMISSIONER