

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

15.04 State Regulations Adopted

15.08 Numbering of Buildings

15.16 Premanufactured Buildings

15.20 Transporting of Structures

Chapter 15.04**STATE REGULATIONS ADOPTED**

Sections:

15.04.010 Adoption of State Building Codes.

15.04.020 Fees.

15.04.030 Violation and enforcement.

15.04.010 Adoption of State Building Codes.

The State Building Code, as follows, is adopted by reference:

A. International Building Code, 2006 Edition, including Appendices G, J, M and the Washington State Amendments as amended and as published in Chapter 51-50 WAC;

B. International Residential Code, 2006 Edition, and the Washington State Amendments as amended and as published in Chapter 51-51 WAC;

C. Uniform Plumbing Code, 2006 Edition, and the State of Washington Amendments as amended and as published in Chapters 51-56 and 51-57 WAC;

D. International Mechanical Code, 2006 Edition, and the Washington State Amendments as amended and published in Chapter 51-52 WAC;

E. Washington State Energy Code, 2006 Edition, as amended and published in Chapter 51-11 WAC;

F. Washington State Ventilation and Indoor Air Quality Code, 2006 Edition, as amended and published in Chapter 51-13 WAC;

G. Washington State Historic Building Code, as amended and published in Chapter 51-19 WAC; and

H. International Fire Code, 2006 Edition, including Appendix D and the Washington State Amendments as amended and as published in Chapter 51-54 WAC. (Ord. 1337 § 1, 2007)

15.04.020 Fees.

A. Building permit fees shall be assessed in accordance with Table 1-A, Building Permit Fees, of the 1997 Uniform Building Code, 2nd printing. A multiplier of 1.25 shall be applied to this table as the regional modifier.

B. Plan review fees shall be assessed in accordance with Section 107.3, Plan Review Fees, of the 1997 Uniform Building Code, 2nd printing.

C. Plan review fees of duplicate buildings permitted under the same development permit shall be assessed in the following manner: after payment of the plan review fee for the initial building within the same development and from the same applicant, any additional, exact duplicate buildings will only be assessed the plan review fee for the foundation plan. The building permit fees in their entirety will still be assessed. This provision is only applicable for exact duplicate buildings. Any changes to items such as decks, garages, porches or reversed plans will require payment of the full plan review fee.

D. Plumbing permit fees shall be assessed in accordance with Table 1-1, Plumbing Permit Fees, of the 1997 Uniform Plumbing Code, 2nd printing. A multiplier of 1.25 shall be applied to the table as a regional modifier.

E. Mechanical permit fees shall be assessed in accordance with Table 1-A, Mechanical Permit Fees, of the 1997 Uniform Mechanical Code, 2nd printing. A multiplier of 1.25 shall be applied to the table as a regional modifier.

F. Clearing and grading fees shall be assessed in accordance with Table A-33-A and B, Grading Permit Fees, of the 1997 Uniform Building Code, 2nd printing. A multiplier of 1.25 shall be applied to the table as a regional modifier. (Ord. 1337 § 2, 2007)

15.04.030 Violation and enforcement.

A. In addition to any enforcement powers specifically set forth in any of the codes adopted in FHMC 15.04.010, the violation of any provision of these codes shall be and is hereby declared both a public nuisance and a Class I civil infraction, as defined in Chapter 1.18 FHMC as amended from time to time. Each day that a violation of this chapter exists may be treated as a separate infraction.

B. Except in circumstances where there is a serious and imminent threat to public health or safety, prior to filing a public nuisance abatement action in San Juan County superior court,

the town shall attempt to gain compliance by use of the civil infraction procedures set forth in Chapter 1.18 FHMC.

C. The penalty for committing a civil infraction under this chapter shall be as set forth in Chapter 1.18 FHMC. (Ord. 1337 § 3, 2007)

Chapter 15.08

NUMBERING OF BUILDINGS

Sections:

- 15.08.010 Purpose.
- 15.08.020 Numbering required.
- 15.08.030 Duty of owners.
- 15.08.040 Town clerk – Duties.
- 15.08.050 Violation and enforcement.

15.08.010 Purpose.

The purpose of this chapter is to assure that all buildings within the town are assigned an official street address in order to assist emergency service providers in promptly determining said location. (Ord. 1069 § 1, 1998)

15.08.020 Numbering required.

All buildings shall be numbered by the owners only with numbers assigned by the town. (Ord. 1069 § 2, 1998)

15.08.030 Duty of owners.

It shall be the duty of the owners to identify such buildings with numerals at least five inches high in colors contrasting with the background in such manner and location as to be plainly visible from the street. (Ord. 1069 § 3, 1998)

15.08.040 Town clerk – Duties.

The town clerk shall be the official custodian of the address map. (Ord. 1069 § 4, 1998)

15.08.050 Violation and enforcement.

A. A violation of this chapter shall be and hereby is declared both a public nuisance and a Class 4 civil infraction, as defined in Chapter 1.18 FHMC as amended from time to time. Each day that a violation of this chapter exists may be treated as a separate infraction.

B. Except in circumstances where there is a serious and imminent threat to public health or safety, prior to filing a public nuisance abatement action in San Juan County superior court, the town shall attempt to gain compliance by use of the civil infraction procedures set forth in Chapter 1.18 FHMC.

C. The penalty for committing a civil infraction under this chapter shall be as set forth in Chapter 1.18 FHMC. (Ord. 1069 § 5, 1998)

Chapter 15.16

PREMANUFACTURED BUILDINGS¹

Sections:

- 15.16.010 WAC sections adopted by reference.
- 15.16.020 Installation permit – Required.
- 15.16.030 Installation permit – Application.
- 15.16.040 Installation permit – Duration.
- 15.16.050 Installation requirements.
- 15.16.060 Nonresidential use.
- 15.16.070 Temporary use – Permit required.
- 15.16.080 Temporary use permit – Application.
- 15.16.090 Temporary use – Permit duration.
- 15.16.100 Temporary use – Recreational vehicle.
- 15.16.110 Fees.
- 15.16.120 Violation and enforcement.

15.16.010 WAC sections adopted by reference.

The following WAC sections, as amended from time to time, are hereby adopted and incorporated by reference herein:

WAC

- 296-150B-015(1)
- 296-150B-015(2)
- 296-150B-015(3)
- 296-150B-015(5)
- 296-150B-015(9)
- 296-150B-015(10)
- 296-150B-015(13)
- 296-150B-015(14)
- 296-150B-015(15)
- 296-150B-015(16)
- 296-150B-015(20)
- 296-150B-015(25)
- 296-150B-015(26)
- 296-150B-015(28)
- 296-150B-015(30)
- 296-150B-015(32)
- 296-150B-015(36)
- 296-150B-015(37)
- 296-150B-015(38)

1. Prior legislation: Ord. 343.

296-150B-200
 296-150B-210
 296-150B-215
 296-150B-220
 296-150B-225
 296-150B-230
 296-150B-235
 296-150B-240
 296-150B-245
 296-150B-250
 (Ord. 1070 § 1, 1998)

15.16.020 Installation permit – Required.

Except as provided in FHMC 15.16.070, the owner or the installer of any mobile home or commercial coach must obtain an installation permit from the town building department before installing same. (Ord. 1070 § 2, 1998)

15.16.030 Installation permit – Application.

A dealer may not deliver a mobile home or commercial coach until the owner or installer has obtained an installation permit for the mobile home or commercial coach. An application form for an installation permit shall be obtained from the building department. A complete application shall include all the information required on the form, including:

A. The real property tax parcel number for the property upon which the mobile home will be located; and

B. The permit fee prescribed by FHMC 15.16.110. (Ord. 1070 § 3, 1998)

15.16.040 Installation permit – Duration.

Installation permits, issued by the building official, under the provisions of this chapter, shall expire if the installation authorized by such permit is not commenced within 180 days from the date of such permit, or if the installation authorized by such permit is suspended or abandoned at any time after the installation is commenced for a period of 180 days. Before a suspended or abandoned installation can proceed, a new permit shall be obtained and the fee shall be one-half the amount required for a new permit; provided, no changes have been made or will be made in the original installa-

tion plans and specifications; and provided further, that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence installation under that permit when he is unable to commence installation within the time required by this section. A renewed permit requires completion of all provisions of this code within 180 days. (Ord. 1070 § 4, 1998)

15.16.050 Installation requirements.

Any mobile home or commercial coach installed pursuant to FHMC 15.16.020 shall be installed in accordance with the provisions of FHMC 15.16.010. (Ord. 1070 § 5, 1998)

15.16.060 Nonresidential use.

A. A commercial coach may be used only for the following purposes:

1. Group E occupancies for educational uses only; and

2. Group B occupancies for office use only.

B. Other than as provided in FHMC 15.16.100, recreational vehicles shall not be used for nonresidential purposes. (Ord. 1070 § 6, 1998)

15.16.070 Temporary use – Permit required.

Any temporary use of a mobile home or commercial coach must be authorized by a temporary use permit from the town administrator prior to said use. (Ord. 1070 § 7, 1998)

15.16.080 Temporary use permit – Application.

A complete application, pursuant to FHMC 15.16.070, shall include all the information required on the form, including:

A. The nature and duration of the proposed use;

B. The real property tax parcel number for the property upon which the mobile home or commercial coach will be located; and

C. The permit fee prescribed by FHMC 15.16.110. (Ord. 1070 § 8, 1998)

15.16.090 Temporary use – Permit duration.

A temporary use permit may be issued by the administrator for a period not to exceed 18 months. Prior to the time the temporary permit expires, the mobile home or commercial coach and all other appurtenances shall be removed from the property. (Ord. 1070 § 9, 1998)

15.16.100 Temporary use – Recreational vehicle.

Recreational vehicles may be used as job site temporary offices and equipment sheds only on jobs with an active building permit. Any other use of a recreational vehicle in town limits is subject to this chapter in its entirety. (Ord. 1070 § 10, 1998)

15.16.110 Fees.

The nonrefundable fee for all permits governed by this chapter shall be reviewed annually by the town council who shall direct the town clerk to adjust the fee appropriately and post such list of permit application fees in a conspicuous place within Town Hall and make such list available to the public upon request. (Ord. 1070 § 11, 1998)

15.16.120 Violation and enforcement.

A. A violation of this chapter shall be and hereby is declared both a public nuisance and a Class 1 civil infraction, as defined in Chapter 1.18 FHMC as amended from time to time. Each day that a violation of this chapter exists may be treated as a separate infraction.

B. Except in circumstances where there is a serious and imminent threat to public health or safety, prior to filing a public nuisance abatement action in San Juan County superior court, the town shall attempt to gain compliance by use of the civil infraction procedures set forth in Chapter 1.18 FHMC.

C. The penalty for committing a civil infraction under this chapter shall be as set forth in Chapter 1.18 FHMC. (Ord. 1070 § 12, 1998)

Chapter 15.20**TRANSPORTING OF STRUCTURES**

Sections:

- 15.20.010 Permit requirement.
- 15.20.020 Approvals for permit.
- 15.20.030 Permit conditions.
- 15.20.040 Fee for permit.
- 15.20.050 Violation and enforcement.

15.20.010 Permit requirement.

No person, firm, or corporation shall move, remove, transport, or locate any building or structure within or through the town without first obtaining a separate moving permit for each such building or structure, or part thereof, from the town administrator; provided, however, that buildings or structures which are less than 14 feet in height and less than 14 feet in width shall be exempt. (Ord. 1071 § 1, 1998)

15.20.020 Approvals for permit.

No permit shall be issued until such time as the applicant has provided the town administrator with written confirmation that the following agencies have been notified and have responded to the proposed move:

- A. Emergency service providers;
- B. Other government agencies where required; and
- C. All franchised utilities with above-ground facilities affected by the proposed route. (Ord. 1071 § 2, 1998)

15.20.030 Permit conditions.

No permit shall be issued until such time as the applicant has agreed, in writing, to abide by such reasonable conditions, if any, as may be set by the town administrator in the granting of approval. Such conditions must reasonably relate to the mitigation of public safety or welfare concerns identified by the agencies referenced in FHMC 15.20.020; provided, however, the town reserves the right to impose additional reasonable conditions to mitigate public safety and welfare impacts, including, but not necessarily limited to, the following:

- A. To limit the move to designated hours;

B. To determine the route which the move shall take;

C. To determine whether or not the move shall require the direct supervision of the county sheriff's department;

D. To require the posting of signs or personnel at designated points along the proposed move route;

E. To require that advance notice of the move be given to the public, either through the posting of signs or the publication of notice in a local newspaper, or both;

F. To require the posting of a bond to protect the town against claims for property damage or personal injury by persons damaged or injured as a result of the move; and

G. To require the applicant to sign a hold harmless and indemnification agreement in favor of the town.

Any expenses incurred for any of the above services shall be the responsibility of the applicant, in addition to the permit fee. (Ord. 1071 § 3, 1998)

15.20.040 Fee for permit.

The nonrefundable fee for all permits governed by this chapter shall be reviewed annually by the town council who shall direct the town clerk to adjust the fee appropriately and post such list of permit application fees in a conspicuous place within Town Hall and make such list available to the public upon request. (Ord. 1071 § 4, 1998)

15.20.050 Violation and enforcement.

A. A violation of this chapter shall be and hereby is declared both a public nuisance and a Class 2 civil infraction, as defined in Chapter 1.18 FHMC as amended from time to time. Each day that a violation of this chapter exists may be treated as a separate infraction.

B. Except in circumstances where there is a serious and imminent threat to public health or safety, prior to filing a public nuisance abatement action in San Juan County superior court, the town shall attempt to gain compliance by use of the civil infraction procedures set forth in Chapter 1.18 FHMC.

C. The penalty for committing a civil infraction under this chapter shall be as set forth in Chapter 1.18 FHMC. (Ord. 1071 § 5, 1998)