

ORDINANCE NO. 2010-17

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to the City's building codes and regulations, amending Sections 15.04.020, 15.04.021, and 15.04.023 of BIMC Chapter 15.04.

WHEREAS, the State Building Code Council amended and adopted the 2009 International Building Code, the 2009 International Residential Code, the 2009 International Mechanical Code published by the International Code Council, as well as the 2009 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials and the 2009 Washington State Energy Code; and

WHEREAS, these new codes become effective July 1, 2010; and

WHEREAS, Washington statutes require all jurisdictions in the state to adopt by reference and enforce the same building code throughout Washington; and

WHEREAS, the Washington Association of Building Officials passed Resolution No. 2003-02 that, in part, promotes the local adoption of the International Codes and the Uniform Plumbing Code with as few local amendments as possible; now, therefore,

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1: Section 15.04.020 of the Bainbridge Island Municipal Code is amended to read as follows:

Section 15.04.020 Codes adopted by reference.

The following codes are adopted by reference subject to the amendments set forth in BIMC 15.04.021 through 15.04.070 and Resolution 99-31:

A. The International Building Code, ~~2006~~ 2009 Edition, published by the International Code Council, and as amended by the State Building Code Council as set forth in Chapter 51-50 WAC, and adopted by the State Building Code Council, together with addition to the following appendices: ICC A117.1-2003, Appendix C (Agricultural Buildings), Appendix E (Supplementary Accessibility Requirements), and Appendix J (Grading);

B. The International Residential Code, ~~2006~~ 2009 Edition, published by the International Code Council, and as amended by the State Building Code Council as set forth

in Chapter 51-51 WAC, and adopted by the State Building Code Council together with Appendix G (Swimming Pools, Spas and Hot Tubs), and Appendix R (Dwelling Unit Fire Sprinkler Systems);

C. The Uniform Plumbing Code, 2006 2009 Edition, including Appendix C, as published by the International Association of Plumbing and Mechanical Officials, and as amended and adopted by the State Building Code Council in Chapters 51-56 and 51-57 WAC, together with Appendix Chapters A, "Recommended Rules for Sizing the Water," Appendix B, "Explanatory Notes on Combination Waste and Vent Systems," Appendix I, "Installation Standards," Appendix H, "Grease Interceptors," and excluding Chapter 1, "Administration";

D. The International Mechanical Code, 2006 2009 Edition, published by the International Code Council, and as amended as set forth in Chapter 51-52 WAC and adopted by the State Building Code Council in Chapter 51-52 WAC, except that the standards for handling liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases Code) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code) and excluding Chapter 1, "Administration";

E. The International Fire Code, 2006 Edition, published by the International Code Council, and as amended as set forth in Chapter 51-54 WAC, and adopted by the State Building Code Council, with the addition of the following appendices: Appendix B (Fire Flow Requirements) except that Section B105.1 of Appendix B relating to one and two family dwellings is replaced by flexible residential fire flow requirements as set forth in BIMC 13.10.065, Appendix C (Fire Hydrant Locations and Distribution), Appendix E (Hazard Categories), Appendix F (Hazard Ranking), and Appendix G (Cryogenic Fluids-Weight and Volume Equivalents);

EF. The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials;

FG. The Washington State Energy Code, 2006 2009 Edition, published by the State Building Code Council,

~~and~~ amended as set forth in Chapter 51-11 WAC, and adopted by the State Building Code Council;

~~H. The Washington State Ventilation and Indoor Air Quality Code, 2006 Edition, as amended as set forth in Chapter 51-13 WAC, and as adopted by the State Building Code Council;~~

~~GI. The 1997 Edition of the Uniform Administrative Code, 1997 Edition, as published by the International Conference of Building Officials;~~

~~HJ. The International Fuel Gas Code, 2006 2009 Edition, as published by the International Code Council;~~

I. The Uniform Building Code, 1997 Edition, Table 1-A only, published by the International Conference of Building Officials.

In case of conflict among the BIMC and codes adopted in subsections A, B, C, D, E, F, G, H, I, and ~~J~~ of this section, the BIMC codes adopted in subsections ~~A and B~~ of this section shall govern over those adopted in subsections ~~C, D, E, F, G, H, I, and J~~ of this section.

Section 2: Section 15.04.021 of the Bainbridge Island Municipal Code is amended to read as follows:

Section 15.04.021 Design Requirements

IRC Table R301.2(1) is amended by filling in the blanks of the table as follows:

~~Ground Roof~~ Snow Load: 25 psf
Wind Speed: 85 mph
Seismic Category: D2
Weathering: Moderate
Frost Line Depth: ~~48~~ 12 inches
Termite: Slight to Moderate
Decay: Slight to Moderate
Winter Design Temp: 27 degrees F
Ice Shield Underlayment Required: No
Flood Hazards: Per BIMC 15.16
Air Freezing Index: 113
Mean Annual Temp: 53 degrees F

Section 3: Section 15.04.023 of the Bainbridge Island Municipal Code is amended to read as follows:

15.04.023 International Building Code, Section 104.6 and International Residential Code, Section R104.6 amended – Right of Entry; International Building Code, Section 1134 and International Residential Code, Section R113 amended – Violations; International Building Code, Section 1145 and International Residential Code, Section R114 amended – Stop Work Order.

Section 104.6 Right of Entry. The right of entry for the building official shall be as set forth in BIMC 1.26.020.

Section R104.6 Right of Entry. The right of entry for the building official shall be as set forth in BIMC 1.26.020.

Section 1134 Violations. The building official may order discontinuance or vacation of a use, structure, building or equipment in accordance with Chapter 1.26 BIMC.

Section R113 Violations. The building official may order discontinuance or vacation of a use, structure, building or equipment in accordance with Chapter 1.26 BIMC.

Section 1145 Stop Work Orders. The building official may order work stopped in accordance with Chapter 1.26 BIMC.

Section R114 Stop Work Orders. The building official may order work stopped in accordance with Chapter 1.26 BIMC.

Section 4: If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5: This ordinance shall take effect and be in force five (5) days from its passage, approval, and publication as required by law.

PASSED by the City Council this 9th day of June, 2010.

APPROVED by the Mayor this 9th day of June, 2010.



Bob Scales, Mayor

ATTEST/AUTHENTICATE:

Rosalind D. Lassoff
Rosalind D. Lassoff, City Clerk

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| FILED WITH THE CITY CLERK: | May 27, 2010 |
| PASSED BY THE CITY COUNCIL: | June 9, 2010 |
| PUBLISHED: | June 18, 2010 |
| EFFECTIVE DATE: | June 23, 2010 |
| ORDINANCE NO.: | 2010-17 |