

ORDINANCE NO. 2601

AN ORDINANCE AMENDING MOSES LAKE MUNICIPAL CODE CHAPTER 16.02  
ENTITLED "BUILDING PERMITS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Moses Lake Municipal Code Chapter 16.02 entitled "Building Permits" is amended as follows:

16.02.050 State Building Code Amendments: The following amendments to the State Building Code are adopted and apply within this jurisdiction:

- A. Sections 105.1.1 and 105.1.2, of the IBC, are not adopted.
- B. Section 105.2 (1), of the IBC and the IRC, are amended to read as follows: 1. One-story detached accessory structures, provided that only one (1) may be placed on a lot without a permit.
- C. Section 105.2 (6), of the IBC and section 105.2(5), of the IRC, are amended to read as follows: 6(IBC) and 5(IRC). Sidewalks, decks and driveways not more than thirty inches (30") (762mm) above grade and not over any basement or story below and which are not part of an accessible route.
- D. There is created a new section 105.2 (10) to the IRC to read as follows: 105.2 (10) Reroofing a single family dwelling or private garage, provided that no more than twenty-five percent (25%) of the existing roof sheathing is being replaced.
- E. There is created a new section 105.2 (11) to the IRC and Section 105.2 (14) to the IBC to read as follows: 105.2 (11) IRC and 105.2 (14) IBC Replacing siding over existing siding or exterior sheathing.
- F. Section 105.3, of the IBC and the IRC, is not adopted.
- G. Section 108.3, of the IBC and the IRC, is amended to read as follows: 108.3 Building Permit Valuations. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building 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 equipment.
- H. Section 112.1, of the IBC and the IRC, is amended to read as follows:
  1. 112.1 General. All references to a Board of Appeals in this code are replaced with references to the city's Hearing Examiner. The Hearing Examiner shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any request for an appeal shall be accompanied by the required fees for the Hearing Examiner as established in other ordinances of the city. The Hearing Examiner shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.
  2. Limitations of Authority. The Hearing Examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Hearing Examiner be empowered to waive requirements of this code.
- I. Section 112.3, of the IBC and the IRC is not adopted.

J. There is created a new section 116 to the IBC and the IRC to read as follows: No person shall move any existing building or structure within or into the City without first obtaining from the Community Development Department a relocation permit and a building permit. No person shall effect any demolition of any building or structure or any part thereof which is not exempted by Section 105.2 of the International Building Code without first obtaining from the Community Development Department a demolition permit.

K. There is created a new section 117 to the IBC and the IRC to read as follows: Manufactured Home Placement Permit: No person, firm, or corporation as the owner, buyer, or vendor of a manufactured home or as manufactured home park management shall cause or permit any manufactured home, commercial coach, factory-built housing, or commercial structure to be located, placed or set within the corporate limits of the city without first having secured a proper manufactured unit placement permit.

L. WAC 51-56-0100 adopting section 102.4 of the State Plumbing Code is replaced with the following new subsection:

102.4 Appeals. All references in this Code to the Board of Appeals shall be deemed to refer to the Hearing Examiner of the City of Moses Lake. The Hearing Examiner shall perform the function of the Board of Appeals. Any request for an appeal shall be accompanied by the required fees for the Hearing Examiner as established in other ordinances of the city. The Hearing Examiner may adopt rules of procedure for conducting his business. Such rules of procedure shall be available to the public upon request. All decisions shall be in writing and shall be delivered to the appellant as well as to the city.

M. Section 109 of the International Mechanical Code is replaced with the following new subsection:

109.1 All references in this Code to the Board of Appeals shall be deemed to refer to the Hearing Examiner of the City of Moses Lake. The Hearing Examiner shall perform the function of the Board of Appeals. Any request for an appeal shall be accompanied by the required fees for the Hearing Examiner as established in other ordinances of the city. Appeals to the Hearing Examiner shall be processed in accordance with the provisions contained in Section 109 of this Code. The Hearing Examiner may adopt rules of procedure for conducting his business. Such rules of procedure shall be available to the public upon request. All decisions shall be in writing and shall be delivered to the appellant as well as to the city.

Section 2. This ordinance shall be in full force and effect five days after its passage and publication of its summary as provided by law.

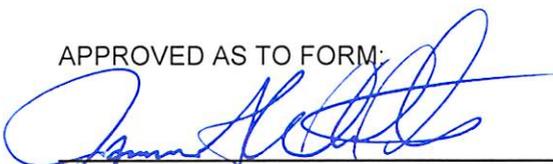
Adopted by the City Council and signed by its Mayor on January 11, 2010

ATTEST:

  
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Jon Lane, Mayor

  
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Ronald C. Cone, Finance Director

APPROVED AS TO FORM:

  
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James A. Whitaker, City Attorney