

ORDINANCE NO. 687, 2000

An ordinance amending the Clallam County Construction Code, Chapter 21.01 C.C.C.,

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. This ordinance amends the Clallam County Construction Code, C.C.C. 21.01, as follows:

Sections:

- 21.01.010 Purpose
- 21.01.015 Definitions
- 21.01.020 Contractors Registration
- 21.01.030 Public Health and Sanitation
- 21.01.040 Uniform Building Code
- 21.01.045 Exemptions
- 21.01.050 Uniform Plumbing Code
- 21.01.060 Uniform Mechanical Code
- 21.01.070 Uniform Fire Code
- 21.01.080 Uniform Code for the Abatement of Dangerous Buildings
- 21.01.100 Setbacks from Bluffs, Banks and Cuts
- 21.01.110 Expiration and Renewal of Permits
- 21.01.130 Other Requirements
- 21.01.140 Appeals
- 21.01.160 Severability
- 21.01.170 Repeal of Prior Ordinances
- 21.01.180 Effective Date

**C.C.C. 21.01.010. PURPOSE.** The purpose of this chapter is to adopt certain appendices of the 1997 Uniform Building Code, 1997 Uniform Fire Code, 1997 Uniform Mechanical Code and 1997 Uniform Plumbing Code, adopt the 1997 Abatement of Dangerous Buildings Code and adopt certain bluff setback standards. This chapter provides for minimum construction standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within Clallam County and certain equipment specifically regulated herein.

**C.C.C. 21.01.015. DEFINITIONS.** For the purpose of this chapter, certain terms or words herein shall be interpreted as specifically defined in this chapter. All other words in this chapter shall carry the meanings as specified in the Uniform Building Code, Plumbing Code, Mechanical Code, Fire Code, or applicable regulation:

1. Building Code. The Clallam County Building Code, consisting of the following code: The Washington State Building Code, which includes the codes amended and enumerated in RCW 19.27.031; The Uniform Building Code; The Uniform Building Code Standards; The Uniform Mechanical Code; The Uniform Fire Code; The Uniform Fire Code Standards; The Uniform Plumbing Code; The Washington State Energy Code; The Washington State Ventilation and Indoor Air Quality Code; Chapter 43.63B RCW, Mobile and Manufactured Home Installation, and any other Ordinance of Clallam County as enumerated in Chapter 21.01 Clallam County Code.

2. Building Official/Fire Marshal. The officer or other designated authority charged with the administration and enforcement of the Clallam County Building Code, or a duly authorized representative.
3. Department. The Clallam County Department of Community Development.
4. Director. The Director of the Clallam County Department of Community Development.

**C.C.C. 21.01.020. CONTRACTOR REGISTRATION.** No building permit will be issued to a contractor without proof that said contractor is registered as a contractor with the State of Washington as per Chapter 18.27 RCW.

**C.C.C. 21.01.030. PUBLIC HEALTH AND SANITATION.**

1. It shall be required, prior to approval of a building permit for any structure containing or requiring on-site sewage disposal facilities, unless said structure is attached to an approved sewage disposal facility, that the applicant receive written approval of the Environmental Health Division of the Clallam County Department of Community Development for such on-site sewage disposal facilities as may be necessary.
2. It shall be required, prior to approval of a building permit for any structure containing or requiring potable water, that the applicant provide proof of potable water pursuant to Section 19.27.097 Revised Code of Washington.

**C.C.C. 21.01.040. UNIFORM BUILDING CODE.** Appendix Chapter 3, Division II, Agricultural Buildings, and Chapter 31, Division II, Membrane Structures and Division III, Patio Covers, of the 1997 Uniform Building Code (UBC) are hereby adopted by reference. Appendix Chapter 31, Division 1, Flood-Resistant Construction, is adopted by reference and shall be amended to read as follows:

**Appendix Chapter 31  
SPECIAL CONSTRUCTION  
Division I - FLOOD-RESISTANT CONSTRUCTION**

**SECTION 3104 - GENERAL**

**3104.1 Purpose.** The provisions of this division are intended to promote public safety and welfare by reducing the risk of flood damage in areas prone to flooding.

**3104.2 Scope.** Buildings and structures erected in areas prone to flooding shall be constructed as required by the provisions of this division. The base flood elevation shown on the approved flood hazard map is the minimum elevation used to define areas prone to flooding, unless records indicate a higher elevation is to be used. The flood-prone areas are defined in the jurisdiction's floodplain management ordinance.

**3104.3 Definitions.** For the purpose of this division, certain terms are defined as follows:

**BASE FLOOD ELEVATION** is the depth or peak elevation, ~~(plus one (1) foot)~~, of flooding, including wave height, having 1 percent chance of being equaled or exceeded in any given year.

**FLOOD HAZARD MAP** is a map published by an approved agency that defines the flood boundaries, elevations and insurance risk zones as determined by a detailed flood insurance study.

**HAZARD ZONES** are areas that have been determined to be prone to flooding and are classified as either flood hazard zones, A zones, or coastal high-hazard zones, V zones, in accordance with Sections 3107.1 and 3108.1.

RECREATIONAL VEHICLE means a vehicular-type unit primarily designed as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motive power or is mounted on, or towed by, another vehicle. The basis entities are: camping trailer, fifth wheel trailer, motor home, park trailer, travel trailer, and truck camper.

SUBSTANTIALLY IMPROVED means any expansion, reconstruction, improvement or repair of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred.

#### **SECTION 3105-MANUFACTURED STRUCTURES**

New or replacement manufactured structures located in any flood hazard zone shall be located in accordance with the applicable elevation requirements of Sections 3107.2 and 3108.2, and the anchor and tie-down requirements of Section 3110.1.

#### **SECTION 3106-PROTECTION OF MECHANICAL AND ELECTRICAL SYSTEMS**

New or replacement electrical equipment and heating, ventilating, air conditioning and other service facilities shall be either placed one (1) foot above the base flood elevation or protected to prevent water from entering or accumulating within the system components during floods up to the base flood elevation. Installation of electrical wiring and outlets, switches, junction boxes and panels below the base flood elevation shall conform to the provisions of the Electrical Code for such items in wet locations.

#### **SECTION 3107- FLOOD HAZARD ZONES-A ZONES**

**3107.1 General.** Areas that have been determined as prone to flooding but not subject to wave heights of more than 3 feet (914 mm) are designated as flood hazard zones. Buildings or structures erected in flood hazard zones shall be designed and constructed in accordance with this section.

**3107.2 Elevation.** Buildings or structures erected or substantially improved within a flood hazard zone shall have the lowest floor, including basement floors, located at least one (1) foot or above the base flood elevation.

- EXCEPTIONS:**
1. Except for Group R Occupancies, any occupancy may have floors below the base flood elevation in accordance with Section 3107.4.
  2. Floors of buildings or structures that are used only for building access, means of egress, foyers, storage and parking garages may be below the base flood elevation in accordance with Section 3107.3.
  3. Residential buildings and structures including manufactured homes within areas of shallow flooding (AO Zones) may have the lowest floor (including basement) elevated two feet above the highest grade adjacent to the building if no depth number is specified on the Federal Insurance Rate Map.

**3107.3 Enclosures below Base Flood Elevation.** Enclosed spaces ~~below~~ located lower than one (1) foot above the base flood elevation shall not be used with the exception of building access, means of egress, foyers, storage and parking garages. Enclosed spaces shall be provided with vents, valves or other openings that will automatically equalize the lateral pressure of waters acting on the exterior wall surfaces. The bottom of the openings shall not be higher than 12 inches (305 mm) above finish grade. A minimum of two openings per building, or one opening for each enclosure below the base flood elevation, whichever is greater, shall be provided. The total net area of such openings shall not be less than 4 square feet (0.37m<sup>2</sup>) or 1 square inch for every square foot (0.007m<sup>2</sup> for every 1m<sup>2</sup>) of enclosed area, whichever is greater.

**3107.4 Flood-resistant Construction.** Buildings or structures of any occupancy other than Group R may, in lieu of meeting the elevation provisions of Section 3107.2, be erected or substantially improved with floors usable for human occupancy below the base flood elevation, provided the following conditions are met:

1. Space below the base flood elevation shall be constructed with exterior walls and floors that are impermeable to the passage of water.
2. Structural components subject to hydrostatic and hydrodynamic loads during the occurrence of flooding to the base flood elevation shall be capable of resisting such forces, including the effect of buoyancy.
3. Openings below the base flood elevation shall be provided with watertight closures and shall have adequate structural capacity to support flood loads acting upon closure surfaces.
4. Floor and wall penetrations for plumbing, mechanical and electrical systems shall be made watertight to prevent flood water seepage through spaces between penetration and wall construction materials. Sanitary sewer and storm drainage systems that have openings below -located lower than one (1) foot above the base flood elevation -shall be provided with closure devices to prevent backwater flow during conditions of flooding.

**3107.5 Plan Requirements for Flood-resistant Construction.** When buildings or structures are to be constructed in accordance with Section 3107.4, an architect or engineer licensed by the State of Washington to practice as such shall prepare plans showing details of the floor, wall and foundation support components. Calculations and approved technical data used to comply with the conditions of Section 3107.4 shall also be provided.

## **SECTION 3108 - COASTAL HIGH HAZARD ZONES - V ZONES**

**3108.1 General.** Areas that have been determined to be subject to wave heights in excess of 3 feet (914mm) or subject to high-velocity wave run-up or wave-induced erosion are designated as coastal high-hazard zones. Buildings or structures erected in coastal high-hazard zones shall be designed and constructed in accordance with this section.

**3108.2 Elevation.** Buildings or structures erected or substantially improved within a coastal high-hazard zone shall be elevated so that the lowest portion of horizontal structural members, with the exception of footings, mat or raft foundations, piles, pile caps, columns, grade beams and bracing, shall be located at least one (1) foot or above the base flood elevation.

**3108.3 Enclosures below Base Flood Elevation.** Spaces below -located lower than one (1) foot above the base flood elevation -in a coastal high-hazard zone shall be free of obstruction.

- EXCEPTIONS:**
1. Footings, mat or raft foundations, piles, pile caps, columns, grade beams and bracing that provide structural stability for the building.
  2. Structural systems of entrances and required exits.
  3. Storage of portable or mobile items that can be moved in the event of a storm.
  4. Walls or partitions may be used to enclose all or part of the space, provided they are not part of the structural support of the building and are designed to break away under high tides or wave action without causing damage to the structural system of the building (see Section 3110.6). Screening, lattice-type -arrangements or other materials that allow the passage of water may also be used.

**3108.4 Foundations.** Buildings or structures erected in coastal high-hazard zones shall be supported on piles or columns. When piles are used, they shall have soil penetration to resist the combined wave and wind loads to which they may be subject during a flood equal to the base flood elevation. Pile design shall include consideration of decreased resistance capacity caused by scour of the soil strata surrounding the piles. Pile system design and installation shall be made in accordance with the provisions of this code.

When mat or raft foundations are used, they shall be located at a depth to provide protection from erosion or scour.

**3108.5 Plan Requirements for Coastal high-hazard Construction.** When buildings or structures are to be constructed in accordance with Section 3108, an architect or engineer licensed by the State of Washington to practice as such shall submit plans showing details of the foundation support and connection components to comply with the requirements of Section 3108.4. When solid walls or partitions are proposed ~~below-to be located lower than one (1) foot above~~ the base flood elevation, wall, framing and connection details of such walls in accordance with Section 3108.3 shall be provided.

#### **SECTION 3109 - ELEVATION CERTIFICATION**

A land surveyor, architect or engineer licensed by the State of Washington to practice as such shall certify that the actual elevation in relation to mean sea level of the lowest floor, if in a flood hazard zone, or the bottom of the lowest horizontal structural member, if in a coastal high-hazard zone, ~~are-is~~ at least one (1) foot or above the base flood elevation when required by the provisions of Sections 3107.2 and 3108.2. The elevation certificate showing the required floor elevation shall be submitted prior to the issuance of the building permit. Verification that the floor has been installed to the correct elevation shall be submitted prior to final inspection approval. Elevation certification requirements shall be printed on the face of the permit and the elevation certificate documents shall become part of the permanent building permit file.

#### **SECTION 3110 - DESIGN REQUIREMENTS**

**3110.1 Structural Systems.** Structural systems of buildings or structures shall be constructed, connected and anchored to resist flotation, collapse or permanent lateral movement due to loads from flooding equal to the base flood elevation. All structures, including manufactured homes, shall have the foundation and anchoring systems designed by an engineer or architect licensed by the State of Washington. Dry stacked concrete block (CMU) shall not be used to support manufactured structures in flood hazard zones.

**3110.2 Design Loads.** The structural system shall be designed in accordance with well-established engineering principles and with consideration of hydrodynamic and hydrostatic loads. The required loading shall be established by site-specific criteria or approved national standards. Impact loads shall be considered in the analysis of the structural system.

**3110.3 Load Combinations.** Loading combinations shall be subject to approval by the building official. The structural system shall be designed to resist each combination of loading acting simultaneously. In lieu of site-specific loading requirements, load combinations from an approved national standard may be used.

**3110.4 Stress Increased.** Allowable stresses may be increased one third for flood loads in combination with dead load or dead and live load combinations. When strength design is used, flood loads may be considered as dead loads when considering dead and live load conditions. Flood loads may be considered as wind loads in other load combinations.

**3110.5 Overturning.** Buildings and structures and parts of elements shall be designed to resist sliding or overturning by at least 1.5 times the lateral force or overturning moment caused by wind and flood loads acting simultaneously. For the purpose of providing stability, only the dead load shall be considered effective in resisting overturning.

**3110.6 Breakaway Walls.** When walls or partitions located ~~below-lower than one (1) foot above~~ the base flood elevation are required to break away in accordance with Section 3108.3, such walls shall be designed for not less than 10 pounds per square foot (psf)(0.48kN/m<sup>2</sup>) or more than 20 psf (0.96kN/m<sup>2</sup>) on the vertical projected area.

**C.C.C. 21.01.045. EXEMPTIONS.** Section 106.2 of the Uniform Building Code (UBC) as published by the International Conference of Building Officials and regarding exemptions from permit requirements shall be amended to read as follows:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses and classified as U Occupancies, provided that such buildings are for private use only and are accessory to single family dwellings and provided the floor area does not exceed 400 square feet. Eaves may project not more than 24 inches beyond the wall line.
2. Fences not over six feet high.
3. Oil derricks.
4. Movable cases, counters, and partitions not over five feet nine inches high.
5. Retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons and the ratio of height to diameter or width does not exceed two to one.
7. Platforms, walks, and driveways not more than thirty inches above grade and not over any basement or story below.
8. Painting, papering, and similar finish work.
9. Temporary motion picture, television, and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3 and Group M, Division 1 Occupancies when projecting not more than fifty-four inches.
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed five thousand gallons.
12. Minor construction and alteration activities to Group R, Division 3 and Group U, Division 1 Occupancies, as determined by the Building Official, which the total valuation, as determined in Section 304 (b) or as documented by the applicant to the satisfaction of the building official, does not exceed one thousand five hundred dollars in any twelve month period, Provided that the construction and/or alteration activity does not effect any structural components or reduce existing egress, light, air, and ventilation conditions. This exemption does not include electrical, plumbing, or mechanical activities. The permit exemption shall not otherwise exempt the construction or alteration from the substantive standards of the codes enumerated in Section 19.27.031 RCW, as amended and maintained by the state building code council under Section 19.27.070 RCW.

Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of Clallam County.

**C.C.C. 21.01.050. UNIFORM PLUMBING CODE.** Appendix A, Recommended Rules for Sizing Water Supply Systems; Appendix B, Explanatory Notes on Combination Waste and Vent Systems; Appendix C, Additional Referenced Standards; Appendix D, Sizing Stormwater Drainage Systems; Appendix E, Manufactured/Mobile Home and Recreational Vehicle Parks; Appendix H, Recommended procedures for Design, Construction and Installation of Commercial Kitchen Grease Interceptors, and the Installation Standards of the 1997 Uniform Plumbing Code (UPC) as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference.

**C.C.C. 21.01.060. UNIFORM MECHANICAL CODE.** Appendix A and C of the 1997 Uniform Mechanical Code (UMC) as published by the International Conference of Building Officials is hereby adopted by reference.

**C.C.C. 21.01.070. UNIFORM FIRE CODE.** Appendixes II-B, Protection of Flammable and Combustible Liquid Tanks in Locations Subject to Flooding; II-C, Marinas; II-D, Rifle Ranges; III-A, Fire-Flow Requirements for Buildings; III-B, Fire Hydrant Locations and Distribution; III-C, Inspection, Testing and Maintenance of Water-Based Fire-Protection Systems as specified in UFC Appendix Standard A-III-C-1 V-A; Nationally Recognized Standards of Good Practice and VI-A, Hazardous Materials Classifications, of the 1997 Uniform Fire Code (UFC) as jointly published by the International Conference of Building Officials (ICBO) and the International Fire Code Institute (IFCI) are hereby adopted by reference.

**C.C.C. 21.01.080. ABATEMENT OF DANGEROUS BUILDINGS CODE ADOPTED.** The 1997 Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the code for the repair, vacation, or demolition of any buildings or structures which from any cause endangers the health, property, safety or welfare of the general public or their occupants in Clallam County.

**C.C.C. 21.01.100. SETBACKS FROM BLUFF, BANKS AND CUTS.** Setbacks from bluffs, banks and cuts shall be approved by the Building Official. Minimum setbacks from bluffs, banks and cuts declared unstable by published Soils Conservation Service Slide Hazard Area Studies, or by the 1978 Coastal Zone Atlas of Washington shall be the height of the bluff, bank or cut, not to exceed one hundred feet (100'), or as recommended by an approved soils engineer. Setbacks shall be measured from the rim or top of the bluff, bank or cut.

**C.C.C. 21.01.110. EXPIRATION AND RENEWAL OF PERMITS.** Section 106.4.4 of the UBC, Section 114.4.1 of the UMC and Section 103.3.4 of the UPC are hereby amended to read as follows: Building permits shall expire upon completion of the work authorized by the permit or after two (2) years from the date of permit issuance, whichever shall occur first.

Building permits may be renewed within the 60 day period immediately following the expiration date for an additional two (2) year period. Subsequent renewals shall be for two year periods provided at least 25% of work permitted has been completed, inspected and approved during the prior permit timeframe.

**C.C.C. 21.01.130. OTHER REQUIREMENTS.**

1. Construction permits approved pursuant to this chapter shall comply with all other Clallam County codes, ordinances, and regulations.
2. A complete building permit application shall include the following:
  - A. A complete application worksheet;
  - B. An accurate plot plan;
  - C. Three sets of structural drawings, if applicable pursuant to Section 106.3.2 of the Uniform Building Code-, except that two sets of plans may be submitted for residential projects;
  - D. The plan check fee, if applicable pursuant to Section 107 of the Uniform Building Code;
  - E. A complete application for an on-site sewage disposal system submitted to the Environmental Health Division pursuant to Section 21.01.030 (1) of this chapter;
  - F. Proof of potable water pursuant to Section 19.27.097 RCW;
  - G. A complete drainage worksheet submitted to the Clallam County Road Department if applicable pursuant to Section 3.31.020 C.C.C.;
  - H. A complete road approach application submitted to the Clallam County Road Department if applicable pursuant to Section 3.31.020 C.C.C.;
  - I. A complete application for any land use permit required pursuant to applicable county land use regulations;

**C.C.C. 21.06.140 APPEALS.**

1. **Appealable Issues.** This section shall govern appeals of orders, decisions, or determinations made by the Building Official/Fire Marshal or a designer relative to the application and interpretation of the Building Code.
2. ~~2.~~ Appeals of issues set forth in C.C.C. 21.06.000, shall be heard by the Clallam County Hearing Examiner as specified in Chapter 26.04 of the Clallam County Code and in the Rules of Procedure for Proceedings Before The Hearings Examiner of Clallam County, Washington.
3. ~~3.~~ **Limitations of Authority.** The Clallam County Hearing Examiner shall have no authority relative to interpretation of the administrative provisions of the Building Code nor shall the Clallam County Hearing examiner or any other person be empowered to waive requirements of said code.
4. **Filing of Appeals.** An appeal may be filed with the Clallam County Hearing Examiner by any person having legal standing or a legal interest in the building or land involved in the appealable issue. Such appeal shall be filed in writing with the Building Official within thirty (30) days from the date that notice of any appealable action is served by either personal delivery or by deposit in the United States Mail. except where other service is specifically provided in the construction codes. The filing fee shall be \$100.00 . The filed appeal shall contain:
  - A. A heading in the words: "Before the Clallam County Hearing Examiner ".
  - B. A caption reading: "Appeal of \_\_\_\_\_", giving the names of all appellants participating in the appeal;
  - C. A brief statement setting forth the legal standing, or legal interest in the building or land involved in the notice and order of each of the appellants;
  - D. A brief statement in ordinary and concise language of the specific order, decision, or determination appealed, together with any material facts claimed to support the contentions of the appellant;
  - E. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed that the appealed order, decision, or determination should be reversed, modified, or otherwise set aside;
  - F. The signatures of all parties named as appellants and their official mailing addresses;
  - G. The verification, by declaration under penalty of perjury, by at least one appellant as to the truth of the matters stated in the appeal.
5. **Scheduling and Noticing Appeal for Hearing.** As soon as practicable after receiving a written appeal, a date, time, and place for the hearing of the appeal by the Clallam County Hearing Examiner shall be established . Such date shall not be less than ten (10) days nor more than sixty (60) days from the date that the appeal was filed with the Building Official. Written notice of the time and place of the hearing shall be given at least ten (10) days prior to the date of the hearing to each appellant either by personal delivery or by deposit in the United States Mail.
6. **Scope of Hearing Examiner's Review.** In rendering a decision, the Hearing Examiner may, in conformity with the applicable building code, reverse or affirm, wholly or in part, or may modify, the order, decision, or determination appealed from, and may make such other order, decision, or determination as the Hearing Examiner deems necessary and proper.
7. **Judicial Review.** The decision of the Hearing Examiner shall be final and conclusive unless within fifteen (15) days from the date of service by either personal delivery or deposit in the United States Mail the appellant files a petition for writ of certiorari to the Superior Court of the State of Washington for Clallam County. The proper and timely filing of such petition shall stay the enforcement of the decision of the Hearing Examiner during the pendency of the Superior Court litigation, except when a stay of the decision presents an exigent danger to the health and safety of persons and property.

**C.C.C. 21.01.160. SEVERABILITY.** If any section or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section or portion shall be deemed a separate provision of this chapter and such holding shall not affect the validity of the remaining portions of this chapter.

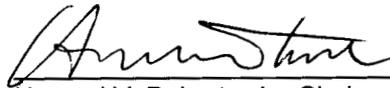
**C.C.C. 21.01.170. REPEAL OF PRIOR ORDINANCES.** Chapter 21.06 Clallam County Code, adopted by Ordinance 535, 1993, on November 30, 1993, is hereby repealed.

**C.C.C. 21.01.180. EFFECTIVE DATE.** This Ordinance shall take effect ten days after the date of adoption.

Section 2. The Board has determined that this amendment is in the best interest of the public health, safety and welfare.

PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF March, 2000.

Board of Clallam County Commissioners



Howard V. Doherty, Jr., Chair

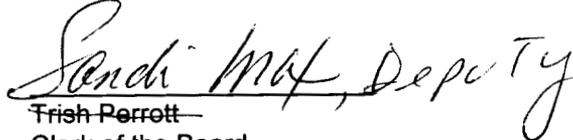


Carole Y. Boardman



Stephen P. Tharinger

ATTEST:



Trish Perrott  
Clerk of the Board