

FERRY COUNTY
BUILDING ORDINANCE #2022-02

FERRY COUNTY
Planning & Building Department
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FERRY COUNTY BUILDING ORDINANCE

Ordinance #2022-02

An Ordinance of the County of Ferry expressly adopting the State Building and related Codes, providing for enforcement by Ferry County, repealing and adding certain provisions:

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF FERRY COUNTY AS FOLLOWS:

SECTION A

THE FOLLOWING CODES ARE HEREBY ADOPTED:

For one & two family dwellings and residential utility structures

1. 2018 International Residential Code (IRC) with state wide amendments
 - 2018 Washington State Residential Code includes:
 - Includes adoption of Appendices F, Q and U
 - Chapter 11 and Chapters 25 through 43 are not adopted
2. 2018 Uniform Plumbing Code (UPC) with state wide amendments
 - 2018 Washington State Plumbing Code includes:
 - Includes adoption of Appendices A, B and I
3. 2018 Washington State Energy Code (WSEC)

For commercial and other projects

1. 2018 International Building Code (IBC) with state wide amendments
 - Includes adoption of Appendix E and ICC/ANSI A117.1-2009
 - Includes the 2018 International Existing Building Code
 - Includes the International Swimming Pool and Spa Code

ICC/ANSI A117.1-09 Accessible and Useable Building and Facilities with statewide amendments found in the IBC.

2. 2018 International Mechanical Code (IMC) with state wide amendments
 - Includes adoption of 2018 International Fuel Gas Code, 2018 NFPA 58& 2017 NFPA54
3. 2018 International Fuel Gas Code (IFGC) with state wide amendments (part of the IMC adoption)
4. 2014 Liquefied Petroleum Gas Code (NFPA 58)

5. 2015 National Fuel Gas Code (NFPA) (for LP Gas Installation only)
6. 2018 International Fire Code (IFC) with statewide amendments
7. 2018 Uniform Plumbing Code (UPC) with statewide amendments
 - 2018 Washington State Plumbing Code includes:
 - Includes adoption of Appendices A, B and I
8. 2018 Washington State Energy Code (WSEC)
9. 2018 International Existing Building Code (IEBC) with statewide Amendments

SECTION B

In conformity with the provisions of the State Building Code and Chapter 39.34 RCW, Interlocal Cooperation Act, Ferry County, upon proper procedures delineated under RCW 36.32.120 (Powers of Board). May provide for administration and enforcement of the State Building Code within its jurisdictional boundaries by establishing a local building department. Such administration and enforcement of the State Building Code by its building department shall include all of the Codes comprising the State Building Code enumerated in the previous section.

SECTION C

In conformity with the provisions of the State Building Code, the following Resolutions and Ordinances are hereby repealed.

Ferry County Ordinance No. 00-02

In addition, all other Resolutions and Ordinances enacted prior to the effective date of this Ordinance, or parts thereof, which are in conflict with, or inconsistent with this Ordinance are hereby repealed.

SECTION D

Except as exempted in the International Building or Residential Code, no building or structure regulated by this Code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed. Converted or demolished unless a separate permit for each building or structure has first been obtained from the Building Official.

SECTION E

Building Permits

1. Any building project that does not qualify for an exemption or partial exemption requires a building permit and the structure must comply with the aforementioned codes.
2. Lot Boundary Line-Building: Every building shall be entirely contained within a single separate lot, as defined below. Where a site plan indicates the intent to build across a lot boundary line, whether or not the contiguous lots are in common ownership. The building official shall require evidence that the owner has obtained and recorded a Boundary Line Adjustment per Ferry County Short Subdivision Ordinance 2000-06, Section 03.2.
3. Separate Lot: A physically separate and distinct lot, tract site or parcel of property, for conveyance purposes, which was legally created in accordance with laws and ordinances in effect at the time the lot was created. The term "Separate Lot" does not apply to the definition of a unit of real property for which the boundaries have been segregated, aggregated, or otherwise defined for administrative purposes of the County Assessor's Office.
4. Water regardless of the source, must be deemed both safe and reliable before it can be put to potable use. Washington State law (RCW 19.27.097) requires that each applicant of a building permit for a building necessitating potable water shall provide evidence of an adequate water supply for the intended use of the building. Ferry County requires that the water be tested for lead, nitrate, arsenic, coliform, and uranium. A copy of the water results must be on file with the building department before a certificate of occupancy will be issued.
5. Prior to issuance of a Building Permit for a structure that will have, or requires drainage plumbing, or an addition or remodel project in which the number of bedrooms increases, the applicant must first gain approval from the NE Tri-County Health Department for the septic system. Prior to approving the NE Tri-County Health Department's application for a septic system, the building official shall verify that all components of the septic system are contained within the lot on which the building is to be constructed. If septic system components are proposed to be located on contiguous property, the building official shall require evidence that the owner has obtained and recorded a Boundary Line Adjustment per Ferry County Short Subdivision Ordinance 2000-06, Section 03.2. Where no feasible alternative exists, components of the septic system and reserve drain field may be located on separate, non-contiguous property, whether or not in common ownership; but only when the owner of the proposed building site has obtained and recorded legal easements granting the use of the property, in perpetuity, to serve the septic system purpose.

A building permit 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 this jurisdiction.

SECTION F

Work exempt from permit:

Building:

A Building Permit shall not be required for the following:

1. One story detached accessory structures, provided the floor area does not exceed 300 square feet with maximum eave projections of 2 feet.
2. Fences not over 6 feet high.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
5. Platforms, walks and driveways not more than 30 inches above grade, and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment accessory to a one or two family dwelling.
9. Temporary motion picture, television and theatre stage sets.
10. Window awnings supported by an exterior wall, which do not project more than 54 inches from the exterior wall, and do not require additional support.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system, and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Exemption or partial exemption from the permit requirements of these codes shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of these codes or any other laws or ordinances of this jurisdiction.

SECTION G

Required setbacks for all buildings.

Road right of way	25 feet
Side property lines	5 feet for each story, or each 10 feet of height or fraction thereof measured at the highest projection of the building.
Rear property lines	25 feet
Electrical lines	As required by the utility provider.
Water frontage	As determined by Ferry County Critical Areas Ordinance.

No portion of section H shall be construed to supersede private land covenants.
(Homeowners Associations etc.)

SECTION H

Definitions:

Eave projections: Shall mean any portion of the building that extends horizontally beyond the vertical plane of the foundation or wall.

Eave height: Shall mean the projecting overhang at the lower edge of a roof, or in the case of a mono-pitch roof, the average height between the overhang at the lower and upper edges.

Plumbing fixtures: Shall mean any fixture that requires drainage plumbing, or is designed to be connected to drainage plumbing. Overflow drains for stock \watering tanks are permissible.

Residential Structure: Shall mean a mobile home, manufactured home, or residence constructed or installed prior to 1972 without benefit of permit, or a residence permitted after 1972. Specifically, recreational vehicles, and illegally occupied buildings will not be considered a residential structure. (Illegally occupied buildings are dwellings, mobile or manufactured homes, that were either constructed or installed after 1972 without a permit, or buildings that were permitted as other than residences, but are currently lived in.)

SECTION I

Expiration

Application

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant, or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on a request by the applicant. Applications may only be extended once.

Permit

Once a permit is issued, the applicant will have one year from the date that the permit was issued to start construction. The permit will remain valid as long as the permit holder continues to make progress on the project in every one-year period, except that partial exemption building must be completed within three years of permit issuance. Permits may be extended for an additional year, if a written

request for extension is received while a permit is still active. Permits may be extended once, for a one-year period.

SECTION J

Should any section, paragraph, sentence or word of this Ordinance or of the Codes hereby adopted be declared for any reason to be invalid, it is the intent of the Board of Ferry County Commissioners that it would have passed all other portions of this Ordinance and of the Codes hereby adopted, independent of the elimination here from of any such portion as may be declared invalid, and accordingly, such declaration of invalidity shall not affect the validity of the Ordinance as a whole nor any part thereof other than the part so declared to be invalid.

SECTION K

Any person violating a portion of this Ordinance shall be deemed guilty of a misdemeanor. Each such violation shall constitute a separate offence and shall be punishable by imprisonment in the County Jail for a term not to exceed thirty days, and/or payment of a fine not exceeding five hundred dollars (\$500.00). Each day during which a violation continues it shall be deemed a separate offence and separate penalties may be assessed for each separate offence.

SECTION L

Nothing in this Ordinance is meant to require Ferry County or any officer to perform regular fire inspections under the Uniform Fire Code.

SECTION M

The burden of determining whether the applicant will violate any Federal, State or County or other law by execution of his plan to build is upon the applicant. The purpose of review by the County Departments above listed is primarily for protection of the public and secondarily to provide guidance to the applicant.

This Ordinance, being necessary to the general health, safety, welfare of the citizens of Ferry County, shall take effect and be in force immediately upon adoption.

NOW, THEREFORE, be it ordained that the Ferry County Board of Commissioners hereby adopts the Building Ordinance, as described on attached "Exhibit A" and by this reference made a part of said Ordinance; and

NOW, THEREFORE, be it further ordained that this ordinance repeals and replaces Ferry County Ordinance No. 91-03, Ferry County Ordinance No. 00-02, Ferry County Ordinance No. 2006-02, Ferry County Ordinance No. 2008-10, Ferry County Ordinance No. 2012-01 and/or any previous Building Ordinances and/or Resolutions that may be currently in effect.

APPROVED this 7 day of March 2022


FERRY COUNTY BOARD OF COMMISSIONERS
FERRY COUNTY, WASHINGTON



MICHAEL HEATH, Chairman



NATHAN DAVIS, Vice Chair

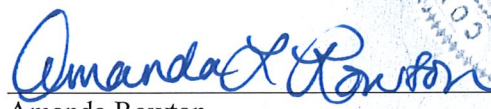


DEREK GIANUKAKIS, Member

APPROVED AS TO FORM:

Kathryn I. Burke
Prosecuting Attorney

ATTEST:



Amanda Rowton
Clerk of the Board

