

Title 30 BUILDING CODES AND PERMITS

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30.04.010 BUILDING CODES ADOPTED.

Wahkiakum County adopts by reference the 1997 edition of the Uniform Building Code, as published by the International Conference of Building Officials, and as last amended on November 17, 2000, or as hereafter amended, by the Washington State Building Code Council, and with the further additions, deletions, and exceptions, contained in Section 3.04.020 of this chapter.

(Ord. 133-01 § 1)

30.04.020 UNIFORM BUILDING CODE—AMENDMENTS.

Pursuant to Section 51-04-030 of the Washington Administrative Code, Wahkiakum County adopts the following amendments to the Uniform Building Code, 1997, edition:

- A. The following subsections are added to Section 106.2 relating to work exempt from a building permit:

"12. Unheated and unoccupied Group U Occupancies, Division 1."

"13. Non-structural maintenance, PROVIDED, HOWEVER, any work regardless of its nature, that results in a change in occupancy classification shall require a building permit and shall be subject to inspection."

- B. Section 106.4.4 is amended to read as follows:

"Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one (1) year from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one (1) year. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plan and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permit holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once."

- C. Section 107.2 is amended to read as follows:

"The fee for each permit required hereunder shall be set from time to time by a Resolution adopted by the Board of County Commissioners."

"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."

- D. Section 107.3 is amended to read as follows:

"When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be set from time to time by a Resolution adopted by the Board of County Commissioners."

"The plan review fees specified in this Section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees."

"When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged as established by Resolution of the Board of County Commissioners."

- E. The following subsection is added to Section 215:

"NON-STRUCTURAL MAINTENANCE shall mean the non-structural replacement of materials or parts in a structure or in equipment with an essentially like item when such replacement is for the purpose of keeping the structure or equipment in good condition or working order."

(Ord. 133-01 § 2)

30.04.030 MECHANICAL CODES ADOPTED.

Wahkiakum County adopts by reference the 1997 edition of the Uniform Mechanical Code, as published by the International Conference of Building Officials, and as last amended on November 17, 2000, or as hereafter amended, by the Washington State Building Code Council, and with the further additions, deletions, and exceptions contained in 30.04.040 of this Chapter.

(Ord. 133-01 § 3)

30.04.040 UNIFORM MECHANICAL CODE—AMENDMENTS.

Pursuant to Section 51-04-030 of the Washington Administrative Code, Wahkiakum County adopts the following amendments to the Uniform Mechanical Code, 1997, edition:

- A. The following subsection is added to Section 112.2 relating to Exempt Work:

"6. Non-Structural Maintenance."

- B. Section 114.4.1 is amended to read as follows:

"Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within one (1) year from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one (1) year. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work and provided further that such suspension or abandonment has not exceeded one year. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee."

- C. Section 115.1 is amended to read as follows:

"Fees for permits required are hereunder may be set from time to time by a Resolution duly adopted by the Board of County Commissioners."

- D. Section 115.2 is not adopted and is therefore deleted from the Code.

- E. The following subsection is added to Section 216:

"NON-STRUCTURAL MAINTENANCE shall mean the non-structural replacement of materials or parts in a structure or in equipment with an essentially like item when such replacement is for the purpose of keeping the structure or equipment in good condition or working order."

(Ord. 133-01 § 4)

30.04.050 PLUMBING CODES ADOPTED.

Wahkiakum County adopts by reference the 1997 edition of the Uniform Plumbing Code and the Uniform Plumbing Code Standards, as published by the International Conference of Building Officials, and as last amended on November 17, 2000, or as hereafter amended, by the Washington State Building Code Council, and with the further additions, deletions, and exceptions contained in 30.04.060 of this chapter.

(Ord. 133-01 § 5)

30.04.060 UNIFORM PLUMBING CODE—AMENDMENTS.

Pursuant to Section 51-04-030 of the Washington Administrative Code, Wahkiakum County adopts the following amendments of the Uniform Plumbing Code, 1997, edition:

- A. The following subsection is added to Section 103.1.2 relating to exempt work:

"103.1.2.3. Non-Structural maintenance."

- B. Section 103.3.4 is amended to read as follows:

"Every permit issued by the Administrative Authority under the provisions of this Code shall expire by limitations and become null and void if the work authorized by such permit is not commenced within one (1) year from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one (1) year. Before such work can be recommenced, a new permit shall first be obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, that such suspensions or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Administrative Authority may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

- C. Section 103.4.1 is amended to read as follows:

"Fees for permits required hereunder may be set from time to time by a Resolution duly adopted by the Board of County Commissioners."

- D. The following subsection is added to Section 260:

"NON-STRUCTURAL MAINTENANCE shall mean the non-structural replacement of materials or parts in a structure or in equipment with an essentially like item when such replacement is for the purpose of keeping the structure or equipment in good condition or working order."

(Ord. 133-01 § 6)

30.04.070 FIRE CODE ADOPTED.

Wahkiakum County adopts by reference the 1997 edition of the Uniform Fire Code and the 1997 edition of the Uniform Fire Code Standards, as published by the International Fire Code Institute and as last amended on November 17, 2000, or as hereafter amended, by the Washington State Building Code Council, and with the further additions, deletions, and exceptions, contained in Sections 2, 3, 4, 5, and 6 of this Ordinance. The County will administer and enforce said Code within the unincorporated areas of Wahkiakum County.

(Ord. No. 134-01 § 7)

30.04.080 FIRE CODE APPENDICES ADOPTED.

Only the following appendices of the 1997 edition of the Uniform Fire Code are adopted: Appendices I-A; II-F and J; III-A, B, and C; V-A; and VI-A, B, C, and F.

(Ord. 134-01 § 8)

30.04.090 FIRE CODE PERMIT FEES.

Fees for fire code permits required by Section 105 of the Uniform Fire Code, 1997 Edition, and fees for plan reviews, may be set from time to time by a Resolution duly adopted by the Board of County Commissioners. Payment of the plan review fee, if any, is not contingent upon issuance of a permit, but is due upon the submittal of plans and documentation for the review process. Any plan review and inspection fees adopted pursuant to this Section of this Ordinance shall be waived if the valuation of the system, tank, or other item is included in determining a plan review fee payable under the Uniform Building Code.

(Ord. 134-01 § 9)

30.04.100 UNIFORM FIRE CODE—AMENDMENTS.

Section 902.2 of the 1997 Edition of the Uniform Fire Code, relating to Fire Department Access Roads, as amended herein, is hereby adopted. Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the unincorporated areas of Wahkiakum County when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from an improved county road or state highway. More than one fire apparatus access road shall be provided when it is determined by the County's Public Works Director that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Fire apparatus access roads shall comply with the following specifications:

A. Road Width:

1. Access roads serving up to 6 lots/parcels shall have an unobstructed width of not less than 20 feet. The minimum surfaced width shall be 12 feet.
2. Access roads serving 7-20 lots/parcels shall have an unobstructed width of not less than 24 feet. The minimum surfaced width shall be 18 feet.
3. Access roads serving 21+lots/parcels shall have an unobstructed width of not less than 30 feet. The minimum surfaced width shall be 24 feet.

4. If parking is intended or permitted along a fire apparatus access road, then overall widths and surfaced widths shall be increased by 6 feet.
 5. The required width of a fire apparatus access road shall not be obstructed in any manner, including the parking of vehicles.
- B. Easement Width:
1. A dedicated width easement shall be not less than 40 feet. If parking is intended or permitted, then easement width shall be increased by 6 feet.
- C. Vertical Clearance:
1. Access roads shall have an unobstructed vertical clearance from trees, power lines, entry gates, etc., of not less than 13 feet, 6 inches. The established clearance shall be maintained at all times.
- D. Surface:
1. Access roads shall provide all-weather driving capabilities. Minimum surfaced widths are designated in Section 4(a) of this Ordinance.
 2. Access roads shall be designated and maintained to support the "imposed loads of fire apparatus" (gross vehicular weight) as determined by the fire district having jurisdiction.
- E. Turn-arounds:
1. Access roads in excess of 150 feet in length which dead-end shall have a minimum 50 foot radius cul-de-sac.
 2. A "hammerhead" not less than the required road width is an acceptable option if approved by the County Public Works Department.
- F. Grade:
1. Access roads shall not exceed 12% grade, PROVIDED, HOWEVER, the Public Works Director may allow grades up to 14% for fire apparatus access roads surfaced with an BST or ACP road surface meeting county road standards of construction.
- G. Drainage:
1. Corrugated culvert driveway pipes shall be installed as needed to assure adequate drainage. Culvert locations, sizes and lengths must be approved by the County Public Works Department prior to installation.
 2. Drainage of surface water shall be away from access roads.
- H. Entrance Permits:
1. Any person constructing a fire apparatus access road which intersects with a county road shall obtain an entrance permit from the County Public Works Department. There shall be a clear, unobstructed view on each side of the fire apparatus access road. In reviewing entrance permit applications for approval, the County Public Works Department will take into consideration the stopping sight distance calculations contained in Table III-1 of the AASHTO Handbook, 1984 edition, which Table III-1 is hereby incorporated by reference.
- I. Signage:
1. Access roads shall be designated by names or number on legible signs clearly visible from the intersecting county road or state highway.
- J. Bridges:
1. Bridges that are part of fire apparatus roads shall be designed for a live load sufficient to carry the imposed loads of fire apparatus used by the fire district with jurisdiction.

2. When restructuring or building of a bridge becomes necessary, a Washington State civil engineer's certification is required. All bridges shall be constructed and maintained in accordance with the current edition of the Washington State Department of Transportation "Standard Specifications for Road, Bridge, and Municipal Construction."

3. Vehicle load limits shall be posted at both entrances to bridges.

K. Curves:

1. No curve radius shall be less than 100 feet measured from the road centerline unless approved by the fire district having jurisdiction and the County Public Works Department.

L. Turn-Outs:

1. Access roads in excess of 400 feet in length shall have one turn-out approximately every 400 feet constructed such that there will be a minimum all-weather surface 20 feet in total width for a length of 50 feet.

M. Variance: The Public Works Department may grant a variance to the gradient requirements of this Ordinance if all of the following criteria are met:

1. The road was constructed and maintained as an access road prior to the effective date of this Ordinance; and

2. The grade does not exceed 16%; and

3. The portion of the road with a gradient in excess of 14% is free of curves and switchbacks and is surfaced with an ABS or asphalt road surface; and

4. The fire protection district with jurisdiction has inspected the road and has submitted its written approval of the variance to the Public Works Department; and

5. The variance is necessary to avoid an unreasonable financial hardship to the landowner.

(Ord. 134-01 § 10)

30.04.110 UNIFORM FIRE CODE—ADDITIONS.

The following subsection is added to Section 903 of the Uniform Fire Code, 1997 edition:

"903.2.1 The provisions of Section 5.1 of Appendix III-A notwithstanding, the fire flow for detached one-family dwellings having a fire area which does not exceed 3,600 square feet shall meet or exceed the minimum fire flow standards set forth in Table 1 of Section 246-293-640 of the Washington Administrative Code, which standards are hereby adopted by reference."

(Ord. 134-01 § 11)

30.04.120 UNIFORM FIRE CODE—EXEMPTION.

The following are exempt from the fire flow and hydrant requirements contained in Appendices III-A and III-B of the Uniform Fire Code, 1997 Edition, except that the Public Works Director, after consultation with the jurisdictional fire chief, may impose conditions to mitigate identified fire hazards. Such conditions may include, but are not limited to, increased setbacks, use of fire retardant materials, and/or drafting ponds:

A. Subdivisions and short subdivisions when all lots are over one acre in size and the Public Works Director determines that no substantial fire hazard will be created and a minimum sixty foot (60' 0") building setback is maintained to all property lines.

- B. Single family detached dwellings and mobile homes not in a mobile home park proposed on existing lots, provided the lot is over one acre in size and the Public Works Director determines that no substantial fire hazard will be created.
- C. Structures classified as Group U occupancies under the Uniform Building Code, and which conform to the standards for agricultural buildings in the Appendix to the Uniform Building Code, except that stables and riding areas not restricted to the private use of the owner and owner's family are not exempt.
- D. Single family detached dwelling served by an existing state department of health approved municipal water system.

(Ord. 134-01 § 12)

30.04.130 PROVISIONS CONFLICT.

In the event of a conflict between the provisions of Section 1102 of the Uniform Fire Code, 1997 Edition, and the provisions of Chapter 70.94 of the Wahkiakum County Code relating to Outdoor Burning, the provisions of Chapter 70.94 of the Wahkiakum County Code shall control.

(Ord. 134-01 § 13)

30.04.140 DEFINITIONS.

Notwithstanding the definitions contained in the Uniform Fire Code adopted by reference in this Ordinance and except as otherwise provided in this Ordinance, all references in the provisions of such code to the "jurisdiction" shall be construed as Wahkiakum County, references to the "administrator" shall be construed as the Board of Wahkiakum County Commissioners, references to the "fire department" shall mean the Wahkiakum County Department of Public Works, references to the "chief" shall be construed as the director of the Wahkiakum County Department of Public Works, or his/her authorized representative, and references to the "bureau of fire prevention" shall be construed as the Wahkiakum County Department of Public Works. For purposes of the enforcement by the County and its personnel of Sections 103.3.1.2, 103.4.1.2, 103.4.1.3, and 103.4.3.3 of the Uniform Code, 1997 Edition, the term "fire department" shall also mean the fire protection district with jurisdiction, and the word "chief" shall also mean the chief officer of such fire protection district.

(Ord. 134-01 § 14)

30.04.150 AUTHORITY TO SUPPRESS OR EXTINGUISH FIRES.

Section 19.27.110 of the Revised Code of Washington provides that the adoption of any uniform fire code is not intended to grant counties any more authority to suppress or extinguish fires than that which is currently possessed. The suppression, extinguishment, and investigation of hazardous or dangerous fires within the unincorporated areas of Wahkiakum County has traditionally been, and currently is, performed by local fire protection districts. It is, therefore, the declared intent of Wahkiakum County that its functions and duties in administering and enforcing the provisions of the uniform fire code do not include responsibility for the suppression and extinguishment of dangerous or hazardous fires. Consistent with this intent, the County does not adopt Section 103.2.1.1 (item 2) of the 1997 Edition of the Uniform Fire Code and its personnel are not responsible for performance of the functions and duties specified under the following sections of the Uniform Fire Code, 1997 edition: Section 104.1.1, Section 104.1.3, and Section 104.3.1. By past practice, the County and the fire protection district with jurisdiction have cooperatively investigated fires. It is the intent of Wahkiakum County to continue this cooperative approach to the investigation of fires in the unincorporated areas of Wahkiakum County. For purposes of

Sections 103.2.1.1 (item 8) and 104.2 of the Uniform Fire Code, 1997 Edition, the term "chief" shall include both the County Public Works Director and the chief of the fire protection district having jurisdiction. For purposes of Sections 103.2.1.1 (item 8) and 104.2 of the Uniform Fire Code, 1997 Edition, the term "fire department" shall include both the County Public Works Department and the fire protection district with jurisdiction. Therefore, the following sections pertaining to the investigation of fires are permissive and not mandatory as to the County and its personnel: Section 103.2.1.1 (item 8) and Section 104.2 of the Uniform Fire Code, 1997 Edition.

(Ord. 134-01 § 15)

30.04.160 PROTECTION OF LIFE OR PROPERTY.

Sections 104.1.1, 104.1.2, and 104.1.3 of the Uniform Fire Code, 1997 Edition, pertaining to authority at the scene of any fire or other emergency involving the protection of life or property are hereby ratified and adopted as general fire safety provisions to safeguard the general public health, safety and welfare. For purposes of the application and enforcement of the above referenced provisions, the term "fire department" shall refer to the fire protection district with jurisdiction, the terms "chief" or "officer of the fire department" shall be construed as referring to the appropriate official of such fire protection district.

(Ord. 134-01 § 16)

30.04.170 BARRIER FREE ACCESS TO BUILDINGS.

Wahkiakum County adopts by reference WAC 51-40-1100, Chapter 11, Requirements for Barrier Free Access to Buildings, as adopted by the Washington State Building Code Council pursuant to Chapters 70.92 and 19.27 RCW, as last amended on November 17, 2000, or as hereafter amended, by the Washington State Building Code Council.

(Ord. 133-01 § 17)

30.04.180 ENERGY CODE ADOPTED.

Wahkiakum County adopts by reference the Washington State Energy Code, adopted by the Washington State Building Code Council and as now published in Chapter 51-11 of the Washington Administrative Code, or as hereafter amended by the Washington State Building Code Council.

(Ord. 133-01 § 18)

30.04.190 DANGEROUS BUILDING CODE ADOPTED.

Wahkiakum County adopts by reference the 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings, as published by the International Conference of Building Officials and as now or hereafter amended by the Washington State Building Code Council.

(Ord. 133-01 § 19)

30.04.200 PUBLIC WORK DIRECTOR.

The Public Works Director of Washington County, or his designees, is hereby appointed and designated as the official responsible for the enforcement and administration of this chapter.

(Ord. 133-01 § 20)

30.04.210 ENFORCEMENT.

Enforcement of this chapter shall not be construed for the particular benefit of any individual person or group of persons, other than the general public. Nothing in this chapter or the codes adopted by reference herein shall be construed to impose any legal duty, directly or indirectly, upon the County of Wahkiakum or any of its officials, employees, or contractors, to protect the individual persons or property in individual circumstances. In the event of a conflict between the intent of this section and any other section or subsection of this chapter this section shall govern insofar as applicable.

(Ord. 133-01 § 21)

30.04.220 VIOLATION—PENALTY.

Any person, firm or corporation violating any of the provisions of this chapter, including the provisions of any code adopted by reference herein, or failing to comply therewith or violating or failing to comply with any order issued or made pursuant to its provisions, shall severally and for each and every violation and non-compliance respectively, be guilty of a misdemeanor. Any person so convicted shall be punished for each offense by a fine of not more than Five Hundred Dollars (\$500.00) or by imprisonment for not more than ninety (90) days, or by both such fine and imprisonment.

(Ord 133-01 § 22)

30.04.230 VIOLATION—SEPARATE OFFENSE.

The imposition of one penalty for a violation of this chapter shall not excuse the violation or permit it to continue. Any person, firm, or corporation shall be required to correct such violations or defects. Each week after notice of violation to such person, firm, or corporation shall constitute a separate offense unless time for correction is otherwise expressly extended in writing by the official enforcing this chapter. Provided, that where such official has ordered any work, occupancy, or condition, stopped or corrected immediately, or, has revoked or suspended any permit or certificate, each and every day that such work, occupancy, or condition continues or is permitted to continue shall constitute a separate offense.

(Ord. No. 133-01 § 23)

30.04.240 VIOLATION—PROPERTY OWNER.

The owner, lessee, or tenant of any building, structure, premises, or part thereof, or any employee, agent or other person, who commits, authorizes, participates in, assists in, or who maintains, after notice, a violation of this Ordinance may be found guilty of a separate offense and be punished as provided in Section 30.04.120 of this chapter.

(Ord. No. 133-01 § 24)

30.04.250 VIOLATION—PUBLIC NUISANCE—ABATEMENT ACTION.

In addition to any criminal proceedings brought to enforce this Ordinance, and in addition to any fine or imprisonment provided for herein, continuing violations of this Ordinance may be enjoined or ordered abated in a civil proceeding for injunction or for abatement commenced in the Superior Court for

Wahkiakum County. For purposes of abatement actions, such violations are hereby declared to be public nuisances. Any person, firm, or corporation violating the provisions of this chapter shall be liable for all costs of such proceedings, including reasonable attorneys fees and expenses of abatement. The provisions of this Section are in addition to any other remedies available at law or equity.

(Ord. No. 133-01 § 25)

30.04.260 SEVERABILITY.

The validity of any Section, clause, sentence, or provision of this chapter shall not affect the validity of any other part of this chapter which can be given effect without such invalid part or parts.

(Ord. No. 133-01 § 26)

Chapter 30.05 BUILDING PERMITS

Sections:

[30.05.010 PERMIT REQUIRED—CONDITIONS.](#)

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[30.05.030 ACCURATE LEGAL DESCRIPTION—FEE.](#)

[30.05.040 COPY OF PERMIT TO ASSESSOR.](#)

[30.05.050 PENALTY.](#)

[30.05.060 SEVERABILITY.](#)

[30.05.070 REPEALER OF CONFLICTING ORDINANCES.](#)

30.05.010 PERMIT REQUIRED—CONDITIONS.

No person, firm or corporation shall hereafter erect, construct, enlarge, shore, underpin, repair, improve, convert, or otherwise alter any building or structure in this county for which the value of the materials exceeds five hundred dollars without first obtaining a separate building permit for each such building or structure from the county auditor; PROVIDED, That there shall be exempted from the requirements of this ordinance buildings or structures lying within any incorporated city or town within this county which already requires such permits.

30.05.020 APPLICATION PROCEDURE.

To obtain a permit the applicant shall fill out a blank form to be supplied by the county auditor. The applicant shall include thereon:

- (a) The permittee's name and address.
- (b) A legal description of the property on which the building or structure is located or will be located.
- (c) A general description of the nature of the proposed work.
- (d) The estimated value of the materials to be used in the proposed work.

The permit form may be signed by the permittee or his authorized agent, who may be required to submit evidence to indicate such authority.

30.05.030 ACCURATE LEGAL DESCRIPTION—FEE.

Prior to issuance of the permit the accuracy of the legal description included thereon shall be verified by the county auditor. Upon payment of a fee of one dollar the county auditor shall sign the permit and shall issue the original thereof to the applicant.

30.05.040 COPY OF PERMIT TO ASSESSOR.

The county auditor shall promptly transmit a copy of the permit to the county assessor.

30.05.050 PENALTY.

Any person violating a portion of this ordinance shall be deemed guilty of a misdemeanor. Each such violation shall constitute a separate offense and shall be punishable as such.

30.05.060 SEVERABILITY.

If any section or portion of this ordinance 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 ordinance and such holding shall not affect the validity of the remaining portions of this ordinance.

30.05.070 REPEALER OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

(Ord. 59-1955; j. Ref. J-576; 6-6-55)

Chapter 30.10 EMERGENCY BUILDING REGULATIONS

Sections:

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[30.10.040 LOCATION OF WASTE DISPOSAL SYSTEMS.](#)

[30.10.050 FLOOD CONTROL STUDIES AUTHORIZED.](#)

30.10.010 EMERGENCY DECLARED—FLOOD PLAIN HAZARDS.

It is hereby declared that an emergency exists requiring the adoption of temporary rules and regulations for the issuance of building permits and protecting the general public from creating hazards within the flood plain(s) of Wahkiakum County.

30.10.020 REVIEW BY ENGINEER.

The Wahkiakum County Engineer shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement, including prefabricated or mobile homes must:

- (a) be designed or modified and anchored to prevent flotation, collapse, or lateral movement of a structure.
- (b) use construction materials and utility equipment that are resistant to flood damage; and
- (c) use construction methods and practices that will minimize flood damage.

30.10.030 REVIEW BY PLANNING DEPARTMENT.

The Wahkiakum County Planning Department shall review subdivision proposals and other proposed developments to assure that:

- (a) all such proposals are consistent with the need to minimize flood damage, and
- (b) all public utilities and facilities, such as sewer, gas, electrical and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and,
- (c) adequate drainage is provided so as to reduce exposure to flood hazards.

30.10.040 LOCATION OF WASTE DISPOSAL SYSTEMS.

The Wahkiakum County Engineer and the Cowlitz-Wahkiakum Health District shall require new or replacement water systems and/or sanitary sewerage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

30.10.050 FLOOD CONTROL STUDIES AUTHORIZED.

The Wahkiakum County Planning Commission is hereby delegated the responsibility of conducting studies on the various areas of consideration covered by this Resolution and to make its findings and recommendations to the Board of County Commissioners as it may from time to time deem necessary or advisable.

(Res. 195-1974; J. ref. L-285; 3-18-74)