

ORDINANCE NO. 2595

An Ordinance amending Chapter 15.04 of the Camas Municipal Code by adopting the most current addition of Building Code adopted by the Washington State Building Code Council as amended.

Section I

Chapter 15.04 of the Camas Municipal Code is hereby amended as set forth in Exhibit "A", attached hereto and by this reference incorporated herein.

Section II

This Ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 2nd day of August, 2010.

Signed: 
Mayor

Attest: 
Clerk

APPROVED AS TO FORM:

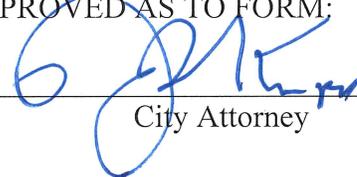

City Attorney

EXHIBIT "A"

15.04.010 Adoption of referenced codes.

For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, the City of Camas adopts the most current edition of building codes adopted by the Washington State Building Code Council, as amended, pursuant to RCW 19.27.074 and as set forth in WAC 51-50 IBC/IEBC; WAC 51-51 IRC; WAC 51-52 IMC/IFGC; WAC 51-54 IFC; WAC 51-56 and 57 UPC; and WAC 51-11 energy code as amended in Section 15.04.030 of this Chapter.

A. The International Building Code (IBC) published by the International Code Council, Inc. WAC 51-50 IBC/IEBC. The following Appendices are specifically adopted:

1. Appendix H, Signs;
2. Appendix J, Grading.

B. The International Residential Code (IRC) published by the International Code Council, Inc. WAC 51-51 IRC. The following Appendices are specifically adopted:

1. Appendix J, Existing Buildings and Structures;
2. Appendix G, Swimming Pools, Spas and Hot Tubs;
3. Appendix H, Patio Covers;
4. Appendix F, Radon Control Methods.

C. The International Mechanical Code (IMC) published by the International Code Council, Inc. except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code). WAC 51-52 IMC/IFGC

D. The International Fire Code (IFC) published by the International Code Council, Inc. WAC 51-54 IFC. The following Appendices are specifically adopted:

1. Appendix A, Board of Appeals;
2. Appendix B, Fire Flow;
3. Appendix C, Hydrants;
4. Appendix E, Hazard Categories;
5. Appendix F, Hazard Ranking.

E. The Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials: Except as provided in RCW 19.27.170, and provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted. WAC 51-56 & 57 UPC.

F. The International Fuel Gas Code (IFGC) as published by the International Code Council, Inc. WAC 51-52 IMC/IFGC

G. The Washington State Energy Code Chapter 51-11 WAC.

H. The Edition of the International Existing Building Code. WAC 51-50 IBC/IEBC (Ord. 2492 § 1 (Exh. A (part)), 2007; Ord. 2415 § 2, 2005)

15.04.020 Heavy industrial district--Applicability.

Structures and buildings situated in the heavy industrial district as defined by Section 18.05.050 of this code shall be excluded from enforcement of the **The International Codes** described in this chapter by the city upon satisfying the following conditions:

A. The owner/manager or their designee of such structures must apply in writing to have such property excluded from enforcement of the International Building Code, International Mechanical Code, International Fire Code, Uniform Plumbing Code, International Fuel Gas Code, Washington State

Building Code and Washington State Ventilation and Indoor Air Quality Code by the city. Such application shall be made to the mayor or his duly authorized delegate.

B. Any owner/manager or their designee requesting exclusion from enforcement of the codes described above must certify in their application that they will provide at their own expense such engineering, inspection, and other services to ensure compliance with the International Fire Code, and the National Fire Protection Association Standard No. 600 and the codes described in this chapter. The owner or their designee shall be responsible for ensuring compliance with all provisions of the Camas Municipal Code.

C. Plans and documents for construction, alteration, renovation, or demolition within the limits specified in the building or fire codes for distances to public right-of-way or within fifty feet of a public right-of-way or public utility easement shall be submitted to and approved by the mayor or his designee prior to commencing any such work.

D. Any owner or occupant requesting exclusion from application of the International Building Code, International Mechanical Code, International Fire Code, Uniform Plumbing Code, International Fuel Gas Code, Washington State Building Code and Washington State Ventilation and Indoor Air Quality Code that is aggrieved by the decision of the city may appeal such decision to the board of adjustment by filing a written notice of appeal within twenty days of the mayor's decision.

E. Any owner who has successfully received exclusion from enforcement of any portion of the International Fire Code shall annually provide the city of Camas a letter of indemnification, holding the city of Camas and all of its employees harmless for any failure to meet and follow the requirements of the International Building Code, International Mechanical Code, International Fire Code, Uniform Plumbing Code, International Fuel Gas Code, Washington State Building Code, Washington State Ventilation and Indoor Air Quality Code, International Fire Code, or the Camas Municipal Code. The owner or occupant shall agree to be responsible for any and all legal and civil issues resulting from any lack of compliance with these codes.

(Ord. 2492 § 1 (Exh. A (part)), 2007; Ord. 2415 § 3, 2005)

15.04.030 Amendments to the referenced codes.

The adopted codes are amended as follows:

A. International Building Code.

1. Amend Section 103 by replacing The Department of Building Safety with The Building Division. The Building Division is a division of the City of Camas Community Development Department.

2. Delete Section 105.1.1 Annual Permit and Section 105.1.2 Annual Permit Records.

3. Amend Section R105.2 Work Exempt from Permits, to include the following.

a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).

4. Emergency lighting shall be required for accessible restrooms and dressing rooms (See IBC 1006.3).

5. Amend Section 108.2 Schedule of permit fees by substituting the section with:

a. Permit Fees.

The fee for each permit shall be set forth in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

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. Residential construction values shall be as shown in Table 1-V, Building and Construction Fee Schedule (RESOLUTION No. 988).

b. Plan Review Fees.

When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

The plan review fees specified in this section are separate fees from the permit fees specified above and are in addition to the permit fees.

Plan review fees for "same as" residential plans will be at fifty percent of the plan review fee. The "same as" fee is conditioned on identical and complete set of plans being submitted for review. (The first set of plans pays one hundred percent of the plan review fees and subsequent "same as" submittals at fifty percent of the first set of plans.)

When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate show in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

c. Expiration of Plan Review.

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 the action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented the action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

6. Amend Section 108.4 Work commencing before permit issuance, by substituting the section with:

Investigation Fees:

a. Work without a Permit:

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988). The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the Building Codes and any penalty prescribed by law.

b. Work not included in a permit:

A building permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed an investigation fee. The investigation fee shall be equal to the amount of the difference between the permit fees for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

7. Amend Section 108.6 Refunds by substituting the section with:

The Building Official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.

The Building Official may authorize refunding or not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

8. New Section J103.3 Grading permit fee: Plan review and grading permit fees shall be as set forth in Table 1-G.1 Grading Plan Review Fees and Table 1-G.2 Grading Permit Fees, Building and Construction Fee Schedule.

B. International Residential Code.

1. Amend Section R103 by replacing The Department of Building Safety with The Building Division. The Building Division is a division of the City of Camas Community Development Department.

2. Amend Section R105.2 Work Exempt from Permits, to include the following.

a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).

3. Amend Section R108.2 Schedule of permit fees by substituting the section with:

a. Permit fees:

The fee for each permit shall be set forth in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

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. Residential construction values shall be as shown in Table 1-V, Building and Construction Fee Schedule (RESOLUTION No. 988).

b. Plan Review Fees.

When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

The plan review fees specified in this section are separate fees from the permit fees specified above and are in addition to the permit fees.

Plan review fees for "same as" residential plans will be at fifty percent of the plan review fee. The "same as" fee is conditioned on identical and complete set of plans being submitted for review. (The first set of plans pays one hundred percent of the plan review fees and subsequent "same as" submittals at fifty percent of the first set of plans.)

When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate show in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

c. Expiration of Plan Review.

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 the action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented the action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

d. Investigation Fees:

1. Work without a Permit.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988). The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the Building Codes and any penalty prescribed by law.

2. Work not included in a permit.

A building permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed an investigation fee. The investigation fee shall be equal to the amount of the difference between the permit fees for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

4. Amend Section R108.5 Refunds by substituting the section with:

Fee Refunds:

The Building Official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.

The Building Official may authorize refunding or not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than 180 days after the date of fee payment.

5. New Section R108.6 Other inspection fees:

The Building Official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws, which are enforced by the City of Camas.

Fees for such inspections shall be as per Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

a. Re-inspection Fee.

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as required re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practicing of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain re-inspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay the re-inspection fee in accordance with Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988). In instances where re-inspection fees have been assessed, no additional inspection of work will be performed until the required fees have been paid.

b. Lost or Damaged Permits and Approved Plans.

The fee for reissue of lost permits shall be as set forth in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988). Replacement and copies of the approved set of plans and supporting documents lost or damaged to a point of being illegible shall be as set forth in Table 1-B, Building and Construction Fee Schedule (RESOLUTION No. 988).

C. International Mechanical Code.

1. Amend Section 106.5.1 Work commencing before permit issuance by adding:

Work not included in a permit.

A mechanical permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed a fee that shall be equal to the amount of the difference between the permit fee for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

2. Amend Section 106.5 Fee by substituting the section with:

a. Permit Fees.

The fee for each permit shall be as set forth in Table 1-M, Building and Construction Fee Schedule (RESOLUTION No. 988).

b. Plan Review Fees.

When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review.

c. Separate Fees for Plan Review.

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

d. Incomplete or Changed Plans.

When plans are incomplete or changes so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table 1-M, Building and Construction Fee Schedule (RESOLUTION No. 988).

e. Expiration of Plan Review.

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 the action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented the action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

f. Investigation Fees.

1. Work without a Permit.

When work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. The payment of an investigation fee shall not exempt a person from compliance with all other provisions of this code nor from a penalty prescribed by law.

2. Work not included in a permit.

A mechanical permit holder that has expanded the scope of work without prior approval from the Building Official or has submitted inaccurate or incomplete information about the total work to be done may be assessed an investigation fee. The investigation fee shall be equal to the amount of the difference between the permit fee for the total amount of work, less the amount of work shown on the permit. The permit holder is also required to obtain a permit for the additional work described above.

3. Amend Section 106.5.3 Fee refund by replacing subsections 2 and 3 to read:

a. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

b. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fees has been paid is withdrawn or canceled before any plan review effort has been expended.

D. International Fire Code.

1. A new subsection is added to Section 907.1.1 to provide as follows:

907.1.3. System Design. Persons experienced in the proper design and application of fire alarm systems shall develop fire alarm system plans and specifications in accordance with this code. Such individuals must be registered fire protection engineers or certified to National Institute for Certification and Engineering Technologies (NICET) Fire Protection--Fire Alarm Level III.

2. A new subsection is added to Section 907.1.1 to provide as follows:

907.1.4. System Installation. Fire alarm systems shall be installed and maintained in accordance with this code by persons under the direct supervision of individuals that have factory training and certification on the system being installed or NICET Fire Protection-Fire Alarm Level II certification.

3. A new subsection is added to Section 907.1.1 of the International Fire Code to provide as follows:

907.1.4. Door hold-open device. Classroom doors that open into rated corridors in E occupancies shall be provided with an approved hold-open device connected to the fire alarm system. Upon activation of the fire system, the door shall automatically close.

4. Section 304.1.2 of the International Fire Code is amended to provide as follows:

Cut or uncut weeds, grass, vines, and other vegetation shall be removed when determined by the chief to be a fire hazard. When the chief determines that total removal of growth is impractical due to size or environmental factors, approved fuel breaks shall be established. Designated areas shall be cleared of combustible vegetation to establish fuel breaks. The City may provide for removal, at no cost to the City, if the owner does not comply with time limits stipulated in the Notice of Violation issued in accordance with this code.

5. Section 109.2.2 of the International Fire Code is amended to provide as follows:

Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the order or notice pertains. In cases of extreme danger to persons or property, immediate compliance is required. In the event of noncompliance, the chief may provide for correction of the condition or violation and the cost to the City shall become a charge against the owner.

6. Section 3301.1 of the International Fire Code is amended to provide as follows:

General. Storage, use, handling, permitting, sale, manufacture, display, and transportation of fireworks shall be in accordance with this code and RCW 70.77. In the event of any conflict between the provisions of this code and RCW 70.77, the provisions of RCW 70.77 shall govern.

7. A new subsection is added to Section 3301.2 of the International Fire Code to provide as follows:

3301.2 Permits for Retail Sale of Fireworks. Local permits required by RCW 70.77.270 shall be in accordance with Section 105 of the International Fire Code.

8. When used in the International Fire Code, the following words or terms shall, unless the context otherwise indicates, have the following respective meanings:

A. Whenever the words "chief of the bureau of fire prevention" are used, they shall be held to mean fire marshal.

B. "City" means the city of Camas.

C. "Corporation counsel" means the attorney employed by the city of Camas.

D. "Fire department" means the fire department of the city of Camas.

E. "Jurisdiction" means the city of Camas.

9. The following sections of the International Fire Code are adopted by reference. The limits referred to shall include all territory within the limits of the city except as hereinafter provided:

a. 3404.1 - Storage of Flammable Liquids in Outside Aboveground Tanks Prohibited.

b. 3804.2 - Storage of Liquefied Petroleum Gases in quantities greater than 2,000 gallons is prohibited.

c. 3304.1 - Storage of Explosives and Blasting Agents Prohibited.

d. 3204.1 - Storage of Flammable Cryogenic Fluids Prohibited.

e. 2704.1 Storage of Hazardous Materials Prohibited or Limited.

10. The storage regulations adopted in subsection A shall not apply to areas classified and designated as the Heavy Industrial District by the zoning code and maps of the city, nor to those areas for which specific approval for outside storage is given by the city council in the granting of an application for a development in the light industrial/business park zone, provided that such approval be limited to materials necessary in the applicant's manufacturing process.

11. In the event of any conflict between the standards for manufactured/mobile homes set forth in the International Fire Code and the standards set forth in the National Manufactured Homes Construction and Safety Act of 1974, as amended, the latter standard shall prevail.

12. Permits shall be obtained from the fire department as follows:

- a. Except for one and two-family dwellings and as specified in Section 105 of the building code and Section 105R in the International Residential Code no building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the fire department.
- b. A permit shall be obtained from the fire department prior to engaging in activities, operations, practices, or functions as specified in Section 105 of the fire code.
13. To obtain a permit the applicant shall first file an application in writing on a form to be furnished by the fire department.
14. Fees:
 - a. The fee for each permit, including plan review and inspections, for fire code compliance are flat fees based on the type occupancy, fire protection system or hazard.
 - b. Revision of plans submitted for review will be calculated at twenty-five percent of the original fee.
 - c. Investigation fees (work without a permit) shall be double the fees set forth in the fee schedule.
 - d. Re-inspection fees shall be at the flat rate set forth in the fee schedule.
 - e. Technical assistance in accordance with Section 104.7.2 of the fire code shall be charged at actual cost.
 - f. Fire hazard mitigation shall be charged at actual cost.
15. There is established within the fire department the fire prevention bureau which shall be under the direction of the chief. The fire marshal, subject to the supervision of the chief is authorized and directed to enforce all the provisions of this chapter. The fire marshal shall perform the following duties:
 - a. Inspect, as often as may be necessary, buildings and premises, including such other hazards or appliances as the chief may designate for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this chapter and any other law or standard affecting fire safety;
 - b. Require submission of, examine and check plans and specifications, drawings, descriptions and/or diagrams necessary to show clearly the character, kind and extent of work covered by an application for a permit regarding fire and life safety items covered by this chapter, and upon approval thereof notify the building department that such items meet the requirements of this chapter;
 - c. Inspect all work authorized by any permit to assure compliance with provisions of this chapter or amendments thereto, approving or condemning the work in whole or in part as conditions require;
 - d. To investigate promptly the cause, origin and circumstances of each and every fire occurring within the city involving loss of life or injury to person or destruction or damage to property and, if it appears that such fire is of suspicious origin, take charge of all physical evidence relating to the cause of the fire and to pursue the investigation to its conclusion.
16. Should any section, paragraph, sentence or word of this chapter or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the city council that it would have passed all other provisions of this chapter independent of the elimination herefrom of any such portion as may be declared invalid.
17. Any person, firm or corporation who violates any of the provisions of the code hereby adopted or who fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the board of adjustment or by a court of competent jurisdiction within the time fixed by this chapter, shall, severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than five thousand dollars or by imprisonment for not more than one year or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and

all such persons shall be required to correct or remedy such violations or defects within a reasonable time. When not otherwise specified, each ten days that prohibited conditions are maintained constitutes a new and separate offense.

The application of the penalty specified in this chapter shall not be held to prevent the enforced removal of prohibited conditions.

E. Uniform Plumbing Code.

1. Amend Section 103.4.1 Fees by substituting the section with:

The fee for each permit shall be set forth in Table 1-P, Building and Construction Fee Schedule (RESOLUTION No. 988).

2. Amend Section 103.4.2 Plan Review Fees by substituting the section with:

When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specification for review. The plan review fee for plumbing work shall be equal to 65 percent of the total permit fee as set forth in Table 1-P, Building and Construction Fee Schedule (RESOLUTION No. 988). When plans are incomplete or changes so as to require additional review, a fee shall be charged at the rate shown in Table 1-P, Building and Construction Fee Schedule (RESOLUTION No. 988).

3. Amend Section 103.4.5 Fee Refunds, Subsection 103.4.5.2 by substituting:

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid for an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan review effort has been expended.

4. Amend Section 103.4.5 Fee Refunds, Subsection 103.4.5.3 by substituting:

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

5. Amend Section 103.4.5 Fee Refunds, Subsection 103.4.5.3 by adding: The Building Official shall not authorize the refunding of any fee paid except upon a written application filed by the original permittee not later than one hundred and eighty (180) days after the date of fee payment.

F. International Fuel Gas Code.

1. Amend Section 106.5.2 Fee schedule by substituting the section with:

The fee schedule for the fuel gas code is as set forth in Table 1-M, Building and Construction Fee Schedule (RESOLUTION No. 988).

2. Amend Section 106.5.3 Fee refund by replacing subsection 2 and 3 to read:

2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fees has been paid is withdrawn or canceled before any plan review effort has been expended.

G. International Existing Building Code.

1. Amend Section 108 Fees by substituting the section and subsections with:

The fee schedule for the permit obtained shall be based on the work for which the permit is issued, such as building permit, plumbing permit, mechanical permit, etc. The fee is determined as described for each type of permit and the fee is determined by the appropriate fee schedule found in Table 1-B, Table 1-V, Table 1-G.1, Table 1-M, and Table 1-P of that established by RESOLUTION No. 988.

(Ord. 2492 § 1 (Exh. A (part)), 2007: Ord. 2415 § 4, 2005)

15.04.040 General requirements for all referenced codes.

A. Conflict Between Codes. Whenever there is a conflict between a referenced code in Section 15.04.020 of this chapter, the codes enumerated in Section 15.04.020(A)--(E), the first named code shall govern over those following.

B. Design Requirements:

TABLE INSET:

Roof Snow Load	Wind Speed (Gust)	Seismic Design Category	Weathering	Frost Line Depth	Termites	Decay	Winter Design Temp	Ice Shield Underlay	Flood Hazard	Air Freeze Index	Mean Annual Temp
25 lbs./ft ²	105 MPH 3 second	D-1	Moderate	12"	Slight	Moderate	22 deg. F	No	*	250	50 deg.

* See FEMA Maps of the local area.

C. Professional Preparation of Plans. The city of Camas shall require a Washington licensed design professional, licensed under the provisions of RCW 18.08, WAC 308-12 or RCW 18.43 to prepare or oversee the preparation of plans for any building or structure containing five or more residential dwelling units or doing design work including preparing construction contract documents and administering the contract for construction, erection, enlargement, alteration, or repairs of or to a building of any occupancy over four thousand square feet of construction. Exception: Tenant improvement work less than four thousand square feet in area and that does not include any structural changes, exit modifications or change in occupancy, when approved by the building official.

(Ord. 2492 § 1 (Exh. A (part)), 2007: Ord. 2415 § 5, 2005)

15.04.050 Permits.

A. Ownership. The ownership of a city of Camas permit inures to the property owner. The permit applicant is, by definition, an agent of the property owner if not the property owner.

B. Expiration of Permits. All building permits shall expire by limitation and be declared void if (a) work is not started within one hundred eighty days of obtaining a permit, or (b) work is abandoned for one hundred eighty days or more after beginning work, regardless of whether the work is finished. If a permit is expired for time, a new permit may be obtained for one-half of the original permit fee or a new permit issued for the work remaining to be completed.

C. Referenced Codes. All referenced codes are available for review at the city of Camas.

(Ord. 2492 § 1 (Exh. A (part)), 2007: Ord. 2415 § 6, 2005)

15.04.060 Violation--Penalty.

A. Any person, firm or corporation which violates any provision of this code or fails to comply therewith or with any of the requirements thereof, or which erects, constructs, alters or repairs, or has erected, constructed, altered or repaired a building or structure or portion thereof in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued thereunder, is guilty of a misdemeanor punishable by a fine of not more than five thousand dollars, by imprisonment for a period not exceeding one year, or by both such fine and imprisonment. The owner of any building or structure or portion thereof, or of the premises where anything in violation of this code is placed or exists,

and any architect, engineer, builder, contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of such violation, is guilty of a separate offense, and upon conviction thereof shall be punishable by a fine of not more than five thousand dollars, by imprisonment for a period not exceeding one year, or by both such fine and imprisonment. Each separate day or any portion thereof during which any violation of this code occurs or continues constitutes a separate offense, and upon conviction thereof shall be punishable as provided in this chapter.

B. Any person, firm or corporations which occupy a building or structure without a certificate of occupancy or final inspection will be issued a civil regulatory order as follows:

Civil Regulatory Order.

1. Authority. A civil regulatory order may be issued and served upon a person if any activity by or at the direction of that person is, has been, or may be taken in violation of the Building and Construction Code.
2. Notice. A civil regulatory order shall be deemed served and shall be effective when posted at the location of the violation and/or delivered to any suitable person at the location and/or delivered by mail or otherwise to the owner or other person having responsibility for the location.
3. Content. A civil regulatory order shall set forth:
 - a. The name and address of the person to whom it is directed;
 - b. The location and specific description of the violation;
 - c. A notice that the order is effective immediately upon posting at the site and/or receipt by the person to whom it is directed;
 - d. An order that the violation immediately cease, or that the potential violation be avoided;
 - e. An order that the person stop work until the violation is corrected or remedied;
 - f. A specific description of the actions required to correct, remedy, or avoid the violation, including a time limit to complete such actions;
 - g. A notice that failure to comply with the regulatory order may result in further enforcement actions, including civil fines and criminal penalties.
4. Remedial Action. The building official may require any action reasonably calculated to correct or avoid the violation, including but not limited to completion of work for which permits have been issued.
5. Appeal. A civil regulatory order may be appealed in accordance with the Camas Municipal Code. (Ord. 2492 § 1 (Exh. A (part)), 2007: Ord. 2415 § 7, 2005)