

ORDINANCE NO. 001/2010

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, EXTENDING BUILDING CODE PERMIT EXPIRATION PERIODS AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, due to challenging economic conditions, the Monroe City Council adopted Ordinance No. 014/2009, which extended the expiration periods for land use permits; and

WHEREAS, the City Council finds that the same reasons that merit an extension of land use permit expirations also applies to building code permit expirations; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. MMC 15.04.070(E) is hereby repealed.

Section 2. MCC 15.04.070(F) is hereby amended to provide as follows:

F. IBC Section 105.5 Amended. Section 105.5 of the IBC is hereby amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Original building permits shall expire eighteen (18) months from the date of issue or except as otherwise specified.

Section 3. MCC 15.04.080(C) and (E) are hereby repealed.

Section 4. MCC 15.04.080(D) is hereby amended to provide as follows:

D. IMC Section 106.4.3 Amended. Section 106.4.3 of the IMC is hereby amended to read as follows:

106.4.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by the permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned at any time after work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.

Original permits shall expire 180 days from the date of issue or except as otherwise specified.

Section 5. MMC 15.04.090(D) is hereby amended as follows:

D. UPC Section 103.3.4 Amended. Section 103.3.4 of the UPC is hereby amended to read as follows:

103.3.4 Expiration. Every permit issued by the Authority Having Jurisdiction under the provisions of this code shall expire by limitation and become null and void if the work authorized by the permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned at any time after work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.

Original permits shall expire 180 days from the date of issue or except as otherwise specified.

Section 6. MMC 15.04.090(E) is hereby amended as follows:

E. UPC Section 103.4 Amended. Subsections 103.4.1 and 103.4.2 of the UPC are hereby amended to read as follows:

103.4.1 Schedule of fees. The fee for each permit and other fee required under the Plumbing Code shall be as by periodic fee resolution of the Monroe City Council.

103.4.2 Plan Review Fees. When a plan or other data is required to be submitted by Section 103.2.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for plumbing work shall be as by periodic fee resolution of the Monroe City Council. The plan review fees specified in this subsection are separate from and in addition to the permit fees. When plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate set by periodic fee resolution of the Monroe City Council.

Section 7. MMC 15.04.100(F) is hereby repealed.

Section 8. MMC 15.04.100(G) is hereby amended to provide as follows:

G. IRC Section R105.5 Amended. Section R105.5 of the IRC is hereby amended to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Original permits shall expire 180 days from the date of issue or except as otherwise specified.

Section 9. MMC 15.04.110(D), (E) and (F) are hereby repealed.

Section 10. MMC 15.04.145(C) and (E) are hereby repealed.

Section 11. MMC 15.04.145(D) is hereby amended to provide as follows:

D. IFGC Section 106.4.3 Amended. Section 106.4.3 of the IFGC is hereby amended to read as follows:

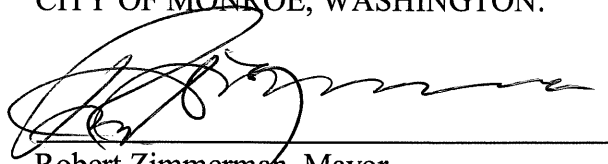
106.4.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by the permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned at any time after work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.

Original permits shall expire 180 days from the date of issue or except as otherwise specified.

Section 12. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF MONROE, WASHINGTON:

1st Reading: 01/05/10
Published: 01/12/10
Effective: 01/17/10



Robert Zimmerman, Mayor

ATTEST/AUTHENTICATED:



Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:



Phil Olbrechts, City Attorney