

CITY OF MONROE
ORDINANCE NO. 005/2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 15.04 MMC BUILDING CODE; ADOPTING BY REFERENCE THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE UNIFORM PLUMBING CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL SWIMMING POOL AND SPA CODE, THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, ALL TOGETHER WITH LOCAL AMENDMENTS THERETO; AMENDING CHAPTER 13.10 MMC SEWAGE PRETREATMENT TO UPDATE AND CLARIFY THE APPLICABLE PRETREATMENT REQUIREMENTS FOR FOOD SERVICE ESTABLISHMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City regulates local construction activity and related matters through the standards and procedures set forth in the state building code, as defined in Chapter 19.27 RCW and as adopted locally in Chapter 15.04 MMC; and

WHEREAS, the City Council desires to update the international and uniform codes adopted by reference in Chapter 15.04 MMC to reflect the most current (2021) state-adopted standards, together with appropriate local amendments thereto; and

WHEREAS, the City Council further desires to amend Chapter 13.10 MMC to reflect the City's updated plumbing code standards; and

WHEREAS, the updated and/or new regulations adopted under this ordinance will serve and protect the public health, safety and welfare by ensuring that the City's local regulatory framework is current, cohesive and reflects modern standards and procedures for application, review, administration and enforcement;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Amendment of Chapter 15.04 MMC. Chapter 15.04 MMC Building Code is hereby amended to provide in its entirety as contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Amendment of MMC 13.10.140. Subsection 13.10.140(B) MMC is hereby amended to provide in its entirety as contained in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.


Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity or enforceability of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law; provided, the provisions of Exhibits A and B shall take effect concurrently with the effective date of the adoption of the 2021 state building code by the State Building Code Council pursuant to RCW 19.27.031 and RCW 19.27.074.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 8th day of August, 2023.

First Reading: 05/23/2023
Adoption: 08/08/2023
Published: 08/12/2023
Effective: 08/17/2023 (See Section 4)

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (Aug 9, 2023 17:22 PDT)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


Jodi Wycoff (Aug 10, 2023 09:15 PDT)

Jodi Wycoff, City Clerk


Zach Lell (Aug 9, 2023 15:39 PDT)

J. Zachary Lell, City Attorney

Exhibit A

Chapter 15.04 BUILDING CODE

Sections:

15.04.010	Title.
15.04.020	Purpose.
15.04.030	Code adoption.
15.04.040	Referenced codes.
15.04.050	Building and life safety office established.
15.04.060	State Building Code Act adopted.
15.04.065	Requirements for factory-built structures.
15.04.070	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the International Building Code, Chapter 51-50 WAC, adopted.
15.04.075	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the International Existing Building Code, Chapter 51-50 WAC, adopted.
15.04.080	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the International Mechanical Code, Chapter 51-52 WAC, adopted.
15.04.085	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the International Fuel Gas Code, Chapter 51-52 WAC, adopted.
15.04.090	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the Uniform Plumbing Code, Chapter 51-56 WAC, adopted.
15.04.100	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the International Residential Code, Chapter 51-51 WAC, adopted.
15.04.110	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the International Fire Code, Chapter 51-54A, adopted.
15.04.120	Adoption and amendments of the 2018 <u>2021</u> International Property Maintenance Code.
15.04.130	International Energy Conservation Code adopted.
15.04.145	State Building Code adoption and amendment of the 2018 <u>2021</u> Edition of the International Swimming Pool and Spa Code, Chapter 51-50 WAC, adopted <u>adopted</u> .

[15.04.150](#) [State Building Code adoption and amendment of the 2021 Edition of the International Wildland-Urban Interface Code, Chapter 51-55 WAC, adopted.](#)

[15.04.1505](#) Approval of application and appeals.

15.04.160 Disclaimer of liability.

15.04.180 Permit issuance prerequisite – Private sewage disposal permit.

15.04.190 Fees.

15.04.200 Violation – Penalty – Effective.

15.04.010 Title.

This chapter shall be known as the “Monroe city building code” and it will hereinafter be referred to as “this code.”

15.04.020 Purpose.

The purpose of this chapter is to provide for and promote the health, safety, and welfare of the general public, and not to create or to otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter.

15.04.030 Code adoption.

The codes set out in this chapter are hereby adopted as the codes of the city of Monroe for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the city of Monroe providing for issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such codes.

15.04.040 Referenced codes.

A. Referenced Codes. Where the following codes are referenced within any of the codes adopted and amended in this title, they shall be substituted as follows:

1. The International Plumbing Code has not been adopted and references thereto shall mean the “Uniform Plumbing Code” as adopted and amended in this chapter.

2. The International Private Sewage Code has not been adopted and references thereto shall be disregarded.

3. The International Electrical Code has not been adopted and references thereto shall mean the “National Electrical Code” as adopted and amended in this title.

B. Copies of Codes on File. The city clerk shall maintain on file, for reference by the general public, not less than one copy of the following codes and state statutes and regulations, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter. The copy of codes on file may be placed by the city clerk in the custody of the office of the building official in order to make them more readily available for inspection and use by the general public:

1. The International Energy Conservation Code, Commercial and Residential, published by the International Code Council, ~~2018~~[2021](#) Editions;

2. The International Building Code, published by the International Code Council, [2018/2021](#) Edition;
3. The International Existing Building Code, published by the International Code Council, [2018/2021](#) Edition;
4. The International Residential Code, published by the International Code Council, [2018/2021](#) Edition;
5. The International Mechanical Code, published by the International Code Council, [2018/2021](#) Edition;
6. The International Fuel Gas Code, published by the International Code Council, [2018/2021](#) Edition;
7. The International Fire Code, published by the International Code Council, [2018/2021](#) Edition;
8. The Uniform Plumbing Code, and standards, published by the International Association of Plumbing and Mechanical Officials, [2018/2021](#) Edition;
9. The International Property Maintenance Code, published by the International Code Council, [2018/2021](#) Edition;
10. The International Swimming Pool and Spa Code, published by the International Code Council, [2018/2021](#) Edition;
11. The State Building Code, Chapter [19.27](#) RCW;
12. All amendments, supplements, modifications, exclusions, exemptions, and additions to the codes identified in subsections [\(B\)\(1\)](#) through [\(10\)](#) of this section (“codes”) adopted by the Washington State Building Code Council, and published in Chapter [19.27](#) RCW and WAC Title [51](#), including but not limited to Chapters [51-11C](#), [51-50](#), [51-51](#), [51-52](#), [51-54A](#), and [51-56](#) WAC.

15.04.050 Building and life safety office established.

There is established in the city the building and life safety office that shall be under the administration and operational control of the code official as appointed by the mayor. References to the “department of building safety,” “department of mechanical inspection,” “department of inspection,” or “department of fire prevention” in the codes adopted or referenced herein shall mean the building and life safety office.

References to the “building official,” “code official,” “authority having jurisdiction,” or “fire code official” in the codes adopted and referenced herein shall mean the code official or designee.

15.04.060 State Building Code Act adopted.

The State Building Code Act, Chapter [19.27](#) RCW, is hereby adopted by reference.

15.04.065 Requirements for factory-built structures.

The city of Monroe building code requirements for factory-built (modular and mobile) structures six hundred square feet or less are as follows:

A. Manufactured office (modular and mobile) structures and storage units bearing the appropriate seal of the State of Washington Department of Labor and Industries may be placed on lots in Monroe for nonresidential uses if the following criteria have been met:

1. The maximum size of a unit shall be six hundred square feet;
2. The structure shall be anchored in accordance with all requirements of the Department of Labor and Industries;

3. Only two commercial structures shall be placed on a lot. Multiple mini-storage units may be placed on a commercial lot;
4. The site shall be capable of meeting all other requirements of the city zoning code (i.e., parking, setbacks, use, accessibility, access and parking, etc.); and
5. If water and sewer service is required by the applicable codes, the structure shall be connected as if they were IBC structures.

15.04.070 State Building Code adoption and amendment of the [20182021](#) Edition of the International Building Code, Chapter 51-50 WAC, adopted.

The State Building Code adoption and amendment of the [20182021](#) Edition of the International Building Code, Chapter [51-50](#) WAC, together with amendments and/or additions thereto, are hereby adopted by reference. Chapter [51-50](#) WAC is amended to include the following new and amended provisions. In the event of any conflict between any provision of the IBC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the IBC and the amended provisions inserted in their place in accordance with the direction of this section.

A. IBC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Monroe, hereinafter referred to as “IBC” or “this code.”

[B. IBC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:](#)

[The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as the building official. The function of the division shall be the implementation, administration and enforcement of the provisions of this code.](#)

[BC.](#) IBC Section 105.2 Amended. Section 105.2 is hereby amended to read as follows:

[Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code, the WUI code or any other laws or ordinances of this jurisdiction.](#)

Building:

1 1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet.
 2 Accessory buildings must meet required zoning setbacks, be considered to be portable, and may not be
 3 constructed on permanent foundations such as poured-in-place concrete footings or poured-in-place concrete
 4 poles or posts.

5 2. Fences not over 6 feet high.

6 13. ~~Non-fixed and movable fixtures~~ fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

7 a. For fixtures/racks 6 feet or more in height, you are required to provide seismic connection details
 8 with your plan and permit application.

9 b. For fixtures/racks 8 feet or more in height, you are required to provide plans and calculations
 10 stamped by a Washington State Engineer with your permit application.

11 ~~2. The subsection entitled "Electrical" is hereby repealed.~~

12

13 ~~ED~~. IBC Section 105.5 Amended. Section 105.5 is hereby amended to read as follows:

14 105.5 Expiration. Every building permit issued shall become null and void two years after the date of issuance. The
 15 building official is authorized to grant, in writing, a onetime 30 day extension when only the final inspection is
 16 remaining and all other work has been approved. The extension shall be requested in writing and justifiable cause
 17 demonstrated before the expiration.

18

19 ~~DE~~. IBC Section 109.2 Repealed and replaced. Section 109.2 is hereby repealed and replaced to read as follows:

20 109.2 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations
 21 requiring a permit, a fee for each permit shall be paid as required, in accordance with the periodic fee
 22 resolution of the Monroe City Council and Table 1-A and Table 103.4.2(A) thereto.

23 Plan Review Fees. When submitted documents are required, a plan review fee shall be paid at the time of
 24 submitting the submittal documents for plan review. Said plan review fee shall be 75 percent of the building
 25 permit fee as shown in Table 1-A of the Monroe Fees Resolution. The plan review fees specified in this section

are separate from and 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, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Monroe Fees Resolution.

EF. IBC Section 109.3 Repealed and replaced. Section 109.3 is hereby repealed and replaced to read as follows:

109.3 Building permit valuations. Permit valuations shall include the total value of the work, including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. The building official may use the latest edition of the Building Valuation Data Table published by ICC in determining the value. Final building permit valuation shall be set by the building official.

FG. IBC Section 109.6 Repealed and replaced. Section 109.6 is hereby repealed and replaced to read as follows:

109.6 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the periodic fee resolution of the Monroe City Council; or
3. Up to 80% 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 review is performed.
4. The request for a refund must be in writing, prior to the expiration date of the 180 day plan review period, or ~~the expiration date of the building permit~~within 180 days of permit issuance, and with justifiable cause.

H. IBC Section 110.3.12 Amended. Section 110.3.12 is hereby amended to read as follows:

110.3.12 Final inspection. The final inspection shall be made after all work required by the building permit is completed. Provided, any electrical permits associated with said work shall be finalized before requesting final inspection of any installation covered by the building permit.

GI. IBC Section 111.2 Amended. Section 111.2 is hereby amended to read as follows:

111.2 Certificate issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department, the building official shall issue a certificate of occupancy that contains the following:

1. The permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. Where an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

Exception: For developments that: (i) involve three or more attached dwelling units, (ii) involve or follow approval of a subdivision, a binding site plan, or site plan review for the development site, and (iii) contain a single vehicle route of ingress and egress into the development site, no certificate of occupancy for any attached dwelling unit shall be issued until all of the other dwelling units to which such unit is directly or indirectly attached have been physically completed.

J. IBC Section 111.3 Amended. Section 111.3 is hereby amended to read as follows:

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. The fee for a Temporary Certificate of Occupancy shall be as set by periodic fee resolution of the Monroe City Council.

Exception: For developments that: (i) involve three or more attached dwelling units, (ii) involve or follow approval of a subdivision, a binding site plan, or site plan review for the development site, and (iii) contain a single vehicle route of ingress and egress into the development site, no temporary certificate of occupancy for any attached dwelling unit shall be issued until all of the other dwelling units to which such unit is directly or indirectly attached have been physically completed.

~~HK~~. IBC Section 113 Repealed and replaced. Section 113 is hereby repealed and replaced to read as follows:

Section 113 – APPEALS.

113.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IBC shall be to the City of Monroe Hearing Examiner in accordance with Chapter [2.34](#) and [22.84.080](#) MMC. The Hearing Examiner shall have no authority to waive requirements of this code.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

[H.L.](#) IBC Section 114.2 Repealed and replaced. Section 114.2 is hereby repealed and replaced to read as follows:

114.2 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter [1.04](#) of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section [15.04.200](#).

[J.M.](#) IBC Section 114.3 Repealed. Section 114.3 is hereby repealed in its entirety.

[K.N.](#) IBC Section 114.4 Repealed. Section 114.4 is hereby repealed in its entirety.

[L.O.](#) IBC Section 115.2 Amended. Section 115.2 is hereby amended to read as follows:

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council.

[M.P.](#) IBC Section 115.45 Adopted. A new Section 115.45 is hereby adopted to read as follows:

115.45 Unauthorized tampering. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section [15.04.200](#).

[N.Q.](#) IBC Section 502.1 Amended. Section 502.1 is hereby amended to read as follows:

[F] 502.1 Address identification. New and existing buildings shall be provided with approved address numbers or letters. The size of each character shall be as specified in Table 502.1. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 502.1 Address Numbering Size Table

DISTANCE FROM STREET OR ROAD	MINIMUM SIZE
0 – 50 feet	6" H x 3/4" Stroke Width
51 – 150 feet	8" H x 1" Stroke Width
151 – 200 feet	10" H x 1 1/4" Stroke Width
201 feet and farther	12" H x 1 1/2" Stroke Width

[OR](#). IBC Section [F] 903.2.13 Adopted. A new Section [F] 903.2.13 is hereby adopted to read as follows:

[F] 903.2.13 Other sprinkler requirements. In addition to the requirements of Section 903.2, approved automatic fire sprinkler systems shall be installed throughout all buildings and structures described in this Section 903.2.13. For the purposes of this code, fire walls, fire barriers, fire partitions and fire-resistance-rated horizontal assemblies do not constitute separate buildings.

1. In all new buildings and structures with an Occupancy Classification assigned under the IBC and with a gross floor area of five thousand or greater square feet, regardless of type or use.

Exceptions: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

2. In existing buildings with a gross floor area of ten thousand or greater square feet undergoing additions, repairs, reconstruction, or improvements exceeding sixty percent of the assessed value of such building or structure.

1 [PS](#). IBC Section [F] 903.3.7 Adopted. A new Section [F] 903.3.7 is hereby adopted to read as follows:

2 [F] 903.3.7 Fire department connections. Fire department connections shall be installed remote from the
3 building in an approved location. Fire department connections shall be installed outside the collapse zone of the
4 structure, and within 50 feet of a fire hydrant. The fire department connection shall be a 4" Storz connection
5 with a 30-degree down angle installed in accordance with City of Monroe standards.

6 [QT](#). IBC Section [F] 903.3.9 Adopted. A new Section [F] 903.3.9 is hereby adopted to read as follows:

7 [F] 903.3.9 Fire Control Room. All multiple tenant buildings; buildings constructed speculatively ("spec") as
8 shells or warehouses, and all buildings in excess of 20,000 square feet which require fire sprinkler protection
9 shall be constructed with a dedicated fire control room in accordance with Section 903.3.9.

10 [F] 903.3.9.1 Size and construction. The fire control room shall be adequately sized to allow 3 feet of clearance
11 around the circumference of the sprinkler riser for inspection, testing, and maintenance. The construction of the
12 fire control room shall consist of materials similar to adjacent areas, except that there shall be no requirements
13 to provide fire resistive construction on the interior walls which form the fire control room.

14 [F] 903.3.9.2 Location. The fire control room shall be located adjacent to an outside wall of the building, and a
15 dedicated outside entrance with a minimum 36" swinging door shall be provided.

16 [F] 903.3.9.3 Contents. The fire control room shall contain only the fire sprinkler riser(s), fire alarm control
17 panel, fire pump(s), and other necessary fire protection appliances and communications equipment. No storage
18 of combustible items is allowed inside the fire control room.

19 [F] 903.3.9.4 Signage. The outside door providing access to the fire control room shall bear a sign or placard
20 with minimum 4" white lettering on a red background which reads: "FIRE CONTROL ROOM."

21 [RU](#). IBC Section 1612.3 Amended. Section 1612.3 is hereby amended to read as follows:

22 ~~1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood~~
23 ~~hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as~~
24 ~~identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance~~
25 ~~Study for Snohomish County, Washington and Incorporated Areas," dated September 16, 2005, as amended or~~
26 ~~revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM)~~
27 ~~and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are~~
28 ~~hereby adopted by reference and declared to be part of this section~~

29 1612.3 Basis for establishing the areas of special flood hazard. The special flood hazard areas identified by the
30 Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for
31 Snohomish County, WA, and Incorporated Areas" dated June 19, 2020, and any revisions thereto, with
32 accompanying flood insurance rate maps (FIRMs) dated June 19, 2020, and any revisions thereto, are hereby
33 adopted by reference and declared to be a part of this chapter.

The FIS and the FIRM are on file at 806 West Main Street, Monroe, Washington, and shall be made available upon request.

The best available information for flood hazard area identification as outlined in MMC 14.01.120(B) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under MMC 14.01.120(B).

V. IBC Section 1704.2.1 Amended. Section 1704.2.1 is hereby amended to read as follows:

1704.2.1 Special Inspector Qualifications. Prior to the start of the construction, the approved agencies shall provide written documentation to the building official demonstrating that all special inspectors who will be working on projects in the city of Monroe are currently approved through the Washington Association of Building Officials (WABO) office. Special inspectors and testing agencies who are not certified through WABO will be considered on a case-by-case basis by the building official.

The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as an approved agency and their personnel are permitted to act as special inspectors for the work designed by them, provided they qualify as special inspectors and are approved by WABO or the building official based upon the totality of the relevant circumstances, including without limitation the nature, size and complexity of the project and the credentials and experience of the special inspector or testing agency at issue.-

15.04.075 State Building Code adoption and amendment of the 20182021 Edition of the International Existing Building Code, Chapter 51-50 WAC, adopted.

The State Building Code adoption and amendment of the 20182021 Edition of the International Existing Building Code, Chapter **51-50** WAC, together with amendments and/or additions thereto, are hereby adopted by reference. Chapter **51-50** WAC is amended to include the following new and amended provisions. In the event of any conflict between any provision of the IEBC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the IEBC and the amended provisions inserted in their place in accordance with the direction of this section.

A. IEBC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Existing Building Code of the City of Monroe, hereinafter referred to as "IEBC" or "this code."

B. IEBC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:

1 The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as
2 the building official. The function of the division shall be the implementation, administration and enforcement
3 of the provisions of this code.

4 C. IEBC Section 105.2 Amended. Section 105.2 is hereby amended to read as follows:

5 Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work
6 to be done in any manner in violation of the provisions of this code, the WUI code or any other laws or
7 ordinances of this jurisdiction.

8 Building:

9 6. Fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

10 a. For fixtures/racks 6 feet or more in height, you are required to provide seismic connection details
11 with your plan and permit application.

12 b. For fixtures/racks 8 feet or more in height, you are required to provide plans and calculations
13 stamped by a Washington State Engineer with your permit application.

14 BD. IEBC Section 105.5 Repealed and replaced. Section 105.5 is hereby repealed and replaced to read as
15 follows:

16 105.5 Expiration. Every building permit issued shall become null and void two years after the date of issuance. The
17 building official is authorized to grant, in writing, a onetime 30 day extension when only the final inspection is
18 remaining and all other work has been approved. The extension shall be requested in writing and justifiable cause
19 demonstrated before the expiration.

20 CE. IEBC Section 108.2 Repealed and replaced. Section 108.2 is hereby repealed and replaced to read as
21 follows:

1 108.2 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations
2 requiring a permit, a fee for each permit shall be paid as required, in accordance with the periodic fee
3 resolution of the Monroe City Council and Table 1-A and Table 103.4.2(A) thereto.

4 Plan Review Fees. When submitted documents are required, a plan review fee shall be paid at the time of
5 submitting the submittal documents for plan review. Said plan review fee shall be 75 percent of the building
6 permit fee as shown in Table 1-A of the Monroe Fees Resolution. The plan review fees specified in this section
7 are separate from and in addition to the permit fees. When submittal documents are incomplete or changed so
8 as to require additional plan review or when the project involves deferred submittal items ((as defined in
9 Section 107.3.4.2)), an additional plan review fee shall be charged at the rate shown in Table 1-A of the
10 Monroe Fees Resolution.

11 ~~DE~~. IEBC Section 108.3 Repealed and replaced. Section 108.3 is hereby repealed and replaced to read as follows:

12 108.3 Building permit valuations. Permit valuations shall include the total value of the work, including materials and
13 labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent
14 systems. The building official may use the latest edition of the Building Valuation Data Table published by ICC in
15 determining the value. Final building permit valuation shall be set by the building official.

16 ~~EG~~. IEBC Section 108.6 Repealed and replaced. Section 108.6 is hereby repealed and replaced to read as follows:

17 108.6 Refunds. The building official may authorize the refund of fees paid upon filing of a written application
18 by the original permittee not later than 180 days after the date of fee payment, as follows:

- 19 1. 100% of any fee erroneously paid or collected;
- 20 2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with
21 the periodic fee resolution of the Monroe City Council; or
- 22 3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has
23 been paid is withdrawn or canceled before any plan review is performed.
- 24 4. The request for a refund must be in writing, prior to the expiration date of the 180 day plan review period,
25 or ~~the expiration date of the building permit~~ within 180 days of permit issuance, and with justifiable cause.

26 H. IEBC Section 109.3.11 Amended. Section 109.3.11 is hereby amended to read as follows:

109.3.11 Final inspection. The final inspection shall be made after all work required by the building permit is completed. Provided, any electrical permits associated with said work shall be finalized before requesting final inspection of any installation covered by the building permit.

I. IEBC Section 110.2 Amended. Section 110.2 is hereby amended to read as follows:

110.2 Certificate issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department, the building official shall issue a certificate of occupancy that contains the following:

1. The permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. Where an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

Exception: For developments that: (i) involve three or more attached dwelling units, (ii) involve or follow approval of a subdivision, a binding site plan, or site plan review for the development site, and (iii) contain a single vehicle route of ingress and egress into the development site, no certificate of occupancy for any attached dwelling unit shall be issued until all of the other dwelling units to which such unit is directly or indirectly attached have been physically completed.

FJ. IEBC Section 110.3 Amended. Section 110.3 is hereby amended to read as follows:

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. The fee for a Temporary Certificate of Occupancy shall be as set by periodic fee resolution of the Monroe City Council.

Exception: For developments that: (i) involve three or more attached dwelling units, (ii) involve or follow approval of a subdivision, a binding site plan, or site plan review for the development site, and (iii) contain a single vehicle route of ingress and egress into the development site, no temporary certificate of occupancy for any attached dwelling unit shall be issued until all of the other dwelling units to which such unit is directly or indirectly attached have been physically completed.

~~GK~~. IEBC Section 112 Repealed and replaced. Section 112 is hereby repealed and replaced to read as follows:

Section 112 – APPEALS.

112.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IEBC shall be to the City of Monroe Hearing Examiner in accordance with Chapter 2.34 and 22.84.080 MMC. The Hearing Examiner shall have no authority to waive requirements of this code.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

~~HL~~. IEBC Section 113.2 Repealed and replaced. Section 113.2 is hereby repealed and replaced to read as follows:

113.2 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

~~IM~~. IEBC Section 113.3 Repealed. Section 113.3 is hereby repealed in its entirety.

~~KN~~. IEBC Section 113.4 Repealed. Section 113.4 is hereby repealed in its entirety.

~~LO~~. IEBC Section 114.2 Amended. Section 114.2 is hereby amended to read as follows:

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council.

1 ~~MP.~~ IEBC Section ~~114.4~~114.5 Adopted. A new section ~~114.4~~114.5 is hereby adopted to read as follows:

2 ~~114.4~~114.5 Unauthorized tampering. Signs, tags, or seals posted or affixed by the building official shall not be
3 mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for
4 the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in
5 the Monroe Municipal Code, Section 15.04.200.

6 15.04.080 State Building Code adoption and amendment of the 2018~~2021~~ Edition of
7 the International Mechanical Code, Chapter 51-52 WAC, adopted.

8 The State Building Code adoption and amendment of the 2018~~2021~~ Edition of the International Mechanical Code,
9 Chapter 51-52 WAC, are hereby adopted by reference. Chapter 51-52 WAC is amended to include the following
10 new and amended provisions. In the event of any conflict between any provision of the IMC or the IFGC and this
11 section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the
12 IMC and the amended provisions inserted in their place in accordance with the direction of this section.

13 A. IMC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

14 101.1 Title. These regulations shall be known as the Mechanical Code of the City of Monroe, hereinafter
15 referred to as the “IMC” or “this code.”

16 B. IMC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:

17 The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as
18 the building official. The function of the division shall be the implementation, administration and enforcement
19 of the provisions of this code.

20 ~~BC.~~ IMC Section 106.4.3 Repealed and replaced. Section 106.4.3 is hereby repealed and replaced to read as
21 follows:

22 106.4.3 Expiration. Every mechanical permit issued shall become null and void two years after the date of issuance.
23 The building official is authorized to grant, in writing, a onetime 30 day extension when only the final inspection is
24 remaining and all other work has been approved. The extension shall be requested in writing and justifiable cause
25 demonstrated before the expiration.

26 ~~CD.~~ IMC Section 106.4.4 Repealed. Section 106.4.4 is hereby repealed in its entirety.

1 ~~DE~~. IMC Section ~~406.5.2~~109.2 Amended. Section ~~406.5.2~~109.2 is hereby amended to read as follows:

2 ~~406.5.2~~109.2 Fee schedule. The fee for each permit required under the Mechanical Code shall be as set by
3 periodic fee resolution of the Monroe City Council.

4 ~~EF~~. IMC Section ~~406.5.3~~109.6 Repealed and replaced. Section ~~406.5.3~~109.6 is hereby repealed and replaced to
5 read as follows:

6 ~~406.5.3~~109.6 Fee refunds. The building official may authorize the refund of fees paid upon filing of a written
7 application by the original permittee not later than 180 days after the date of fee payment, as follows:

8 1. 100% of any fee erroneously paid or collected;

9 2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with
10 the City of Monroe Fees Resolution; or

11 3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has
12 been paid is withdrawn or canceled before any plan review is done.

13 The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review
14 period, or ~~the expiration date of the mechanical permit~~ within 180 days of permit issuance, and with justifiable
15 cause.

16 G. IMC Section 112.2.1 Amended. Section 112.2.1 is hereby amended to read as follows:

17 112.2.1 Other inspections. In addition to the inspections specified in Section 112.2, the code official is
18 authorized to make or require other inspections of any construction work to ascertain compliance with the
19 provisions of this code and other laws that are enforced. The final inspection shall be made after all work
20 required by the mechanical permit is completed. Provided, any electrical permits associated with said work
21 shall be finalized before requesting final inspection of any installation covered by the mechanical permit.

22 ~~FH~~. IMC Section 114 Repealed and replaced. Section 114 is hereby repealed and replaced to read as follows:

23 Section 114 – APPEALS

24 114.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official
25 relative to the application and interpretation of the IMC shall be to the City of Monroe Hearing Examiner in
26 accordance with Chapter 2.34 and 22.84.080 MMC. The Hearing Examiner shall have no authority to waive
27 requirements of this code.

114.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

I. IMC Section ~~408115.2~~ Repealed and replaced. Section ~~408115.2~~ is hereby repealed and replaced to read as follows:

~~408115.2~~ Notice of Violation. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

~~GJ.~~ IMC Section ~~408115.3~~ Repealed. Section ~~408115.3~~ is hereby repealed in its entirety.

~~HK.~~ IMC Section ~~408115.4~~ Repealed. Section ~~408115.4~~ is hereby repealed in its entirety.

~~IL.~~ IMC Section ~~408.5116.1~~ Repealed and replaced. Section ~~408.5116.1~~ is hereby repealed and replaced to read as follows:

~~408.5116.1~~ Stop Work Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped immediately. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council. Unauthorized tampering, Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

~~JM.~~ IMC Section ~~408.6116.2~~ Repealed. Section ~~408.6116.2~~ is hereby repealed in its entirety.

~~K.~~ IMC Section 109 Repealed and replaced. Section 109 is hereby repealed and replaced to read as follows:

Section 109 — APPEALS

~~109.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IMC shall be to the City of Monroe Hearing Examiner in accordance with Chapter 2.34 MMC. The Hearing Examiner shall have no authority to waive requirements of this code.~~

~~109.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.~~

LN. IMC Section 202 Amended. Definition of Common atmosphere is hereby adopted to read as follows:

SAME COMMON ATMOSPHERE. An occupied area of a building where multiple supply, return, or plenum air distribution systems are allowed to mix.

MO. IMC Section 606.2.2 Repealed and replaced. Section 606.2.2 is hereby repealed and replaced to read as follows:

606.2.2 Common supply and return air systems. Where multiple air-handling systems share the same common atmosphere or common supply or return air ducts or plenums with a combined design capacity greater than 2,000 cfm, the return air systems of each unit shall be provided with smoke detectors in accordance with section 606.2.1.

Exception: Individual smoke detectors shall not be required for each fan-powered terminal unit, provided that such units do not have a combined design capacity greater than 2,000 cfm and will be shut down by activation of one of the following:

1. Smoke detectors required by Section 606.2.1 and 606.2.3.
2. An approved area smoke detector system located in the return air plenum serving such units.
3. An area smoke detector system as prescribed in the exception to Section 606.2.1.

In all cases, the smoke detectors shall comply with Sections 606.4 and 606.4.1.

The shutdown of fan-powered terminal units may be performed by a building automation system upon activation of smoke detection as described in Section 606.2.2, Exception Items 1, 2, or 3. The building automation system is not required to be listed as a smoke control system and is not required to comply with UL 864.

1

2 15.04.085 State Building Code adoption and amendment of the [20182021](#) Edition
3 of the International Fuel Gas Code, Chapter 51-52 WAC, adopted.

4

5 A. IFGC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

6 101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Monroe, hereinafter referred
7 to as the “IFGC” or “this code.”

8 [B. IFGC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:](#)

9 [The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as](#)
10 [the building official. The function of the division shall be the implementation, administration and enforcement](#)
11 [of the provisions of this code.](#)

12 [BC.](#) IFGC Section 106.5.3 Repealed and replace. Section 106.5.3 is hereby repealed and replaced to read as
13 follows:

14 106.5.3 Expiration. Every mechanical permit issued shall become null and void two years after the date of
15 issuance. The building official is authorized to grant, in writing, a onetime 30 day extension when only the
16 final inspection is remaining and all other work has been approved. The extension shall be requested in writing
17 and justifiable cause demonstrated before the expiration.

18 [ED.](#) IFGC Section 106.5.4 Repealed. Section 106.5.4 is hereby repealed in its entirety.

19 [DE.](#) IFGC Section [106.6.2109.2](#) Repealed and replaced. Section [106.6.2109.2](#) is hereby repealed and replaced to
20 read as follows:

21 [106.6.2109.2](#) Fee schedule. The fee for each permit required under the Mechanical Code shall be as set by
22 periodic fee resolution of the Monroe City Council.

EF. IFGC Section ~~106.6.3~~109.6 Repealed and replaced. Section ~~106.6.3~~109.6 is hereby repealed and replaced to read as follows:

~~106.6.3~~109.6 Fee refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the City of Monroe Fees Resolution; or
3. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or ~~the expiration date of the mechanical permit~~ within 180 days of permit issuance, and with justifiable cause.

G. IFGC Section 112.2.1 Amended. Section 112.2.1 is hereby amended to read as follows:

112.2.1 Other inspections. In addition to the inspections specified in Section 112.2, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced. The final inspection shall be made after all work required by the mechanical permit is completed. Provided, any electrical permits associated with said work shall be finalized before requesting final inspection of any installation covered by the mechanical permit.

H. IFGC Section 114 Repealed and replaced. Section 114 is hereby repealed and replaced to read as follows:

Section 114 – APPEALS

114.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IFGC shall be to the City of Monroe Hearing Examiner in accordance with Chapter 2.34 and 22.84.080 MMC. The Hearing Examiner shall have no authority to waive requirements of this code.

114.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

~~FJ.~~ IFGC Section ~~408.115.2~~ Repealed and replaced. Section ~~408.115.2~~ is hereby repealed and replaced to read as follows:

~~408.115.2~~ Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter ~~1.04~~ of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section ~~15.04.200~~.

~~GJ.~~ IFGC Section ~~408.115.3~~ Repealed. Section ~~408.115.3~~ is hereby repealed in its entirety.

~~HK.~~ IFGC Section ~~408.115.4~~ Repealed. Section ~~408.115.4~~ is hereby repealed in its entirety.

~~IL.~~ IFGC Section ~~408.5116.2~~ Repealed and replaced. Section ~~408.5116.2~~ is hereby repealed and replaced to read as follows:

~~408.5116.2~~ Stop Work Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped immediately. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council. Unauthorized tampering, Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section ~~15.04.200~~.

~~J. IFGC Section 108.6 Repealed. Section 108.6 is hereby repealed in its entirety.~~

~~K. IFGC Section 109 Repealed and replaced. Section 109 is hereby repealed and replaced to read as follows:~~

~~Section 109—APPEALS~~

~~109.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IFGC shall be to the City of Monroe Hearing Examiner in accordance with Chapter 2.34. The Hearing Examiner shall have no authority to waive requirements of this code.~~

~~109.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do~~

~~not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.~~

15.04.090 State Building Code adoption and amendment of the 20182021 Edition of the Uniform Plumbing Code, Chapter 51-56 WAC, adopted.

The State Building Code adoption and amendment of the 20182021 Edition of the Uniform Plumbing Code, Chapter 51-56 WAC, are hereby adopted by reference. Chapter 51-56 WAC is amended to include the following new and amended provisions. In the event of any conflict between any provision of the UPC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the UPC and the amended provisions inserted in their place in accordance with the direction of this section.

A. UPC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Plumbing Code of the City of Monroe, hereinafter referred to as the “UPC” or “this code.”

B. UPC Section 104.3.2 Amended. Section 104.3.2 is hereby amended to read as follows:

104.3.2 Plan Review Fees. When a plan or other data is required to be submitted by Section 104.3.1, 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.

C. UPC Section 104.4.3 Repealed and replaced. Section 104.4.3 is hereby repealed and replaced to read as follows:

104.4.3 Expiration. Every plumbing permit issued shall become null and void two years after the date of issuance. The building official is authorized to grant, in writing, a onetime 30 day extension when only the final inspection is remaining and all other work has been approved. The extension shall be requested in writing and justifiable cause demonstrated before the expiration.

D. UPC Section 104.4.4 Repealed. Section 104.4.4 is hereby repealed in its entirety.

E. UPC Section 104.5 Repealed and replaced. Section 104.5 is hereby repealed and replaced to read as follows:

1 104.5 Fees. The fees for each permit required under the Plumbing Code shall be as set by periodic fee resolution of
2 the Monroe City Council.

3 F. UPC Section 104.5.3 Repealed and replaced. Section 104.5.3 is hereby repealed and replaced to read as follows:

4 104.5.3 Fee refunds. The building official may authorize the refund of fees paid upon filing of a written
5 application by the original permittee not later than 180 days after the date of fee payment, as follows:

- 6 1. 100% of any fee erroneously paid or collected;
- 7 2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with
8 the City of Monroe Fees Resolution; or
- 9 3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has
10 been paid is withdrawn or canceled before any plan review is done.

11 The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review
12 period, or ~~the expiration date of the mechanical permit~~ within 180 days of permit issuance, and with justifiable
13 cause.

14 G. UPC Section 105.2 Amended. Section 105.2 is hereby amended to read as follows:

15 105.2 Required Inspections. New plumbing work and such portions of existing systems as affected by new
16 work, or changes shall be inspected by the Authority Having Jurisdiction to ensure compliance with the
17 requirements of this code and to ensure that the installation and construction of the plumbing system are in
18 accordance with approved plans. The Authority Having Jurisdiction shall make the following inspections as
19 necessary. The permittee or the permittee's authorized agent shall be responsible for the scheduling of such
20 inspections as follows:

21 1. The underground inspection shall be made after trenches or ditches are excavated and bedded, piping
22 installed, and before backfill is put in place.

23 2. Rough-in inspection shall be made prior to the installation of wall or ceiling membranes.

24 3. Final inspection shall be made after all work required by the plumbing permit is completed. Provided, any
25 electrical permits associated with said work shall be finalized before requesting final inspection of any
26 installation covered by the plumbing permit.

[GH](#). UPC Section 106.2 Repealed and replaced. Section 106.2 is hereby repealed and replaced to read as follows:

106.2 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter [1.04](#) of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section [15.04.200](#).

[HI](#). UPC Section 106.3 Repealed. Section 106.3 is hereby repealed in its entirety.

[IJ](#). UPC Section 106.4 Repealed and replaced. Section 106.4 is hereby repealed and replaced to read as follows:

106.4 Stop Work Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped immediately. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council. Unauthorized tampering, Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section [15.04.200](#).

[JK](#). UPC Section 107.0 Repealed and replaced. Section 107.0 is hereby repealed and replaced to read as follows:

Section 107.0 – APPEALS

107.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the [IFGUPC](#) shall be to the City of Monroe Hearing Examiner in accordance with Chapter [2.34 and 22.84.080 MMC](#). The Hearing Examiner shall have no authority to waive requirements of this code.

107.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

[L](#). [UPC Section 608.2 Repealed and replaced. Section 608.2 is hereby repealed and replaced to read as follows:](#)

608.2 Excessive Water Pressure. Where the plumbing system of a structure connects to City of Monroe water with a Utility Service Agreement, an approved-type pressure regulator preceded by an adequate strainer set to a max 80 psi shall be installed. Pressure regulators for potable water distribution systems shall comply with ASSE 1003. Pressure regulator(s) equal to or exceeding 1 1-2 inches (40 mm) shall not require a strainer. Such regulator(s) shall control the pressure to water outlets in the building unless otherwise approved by the Authority Having Jurisdiction. Each such regulator and strainer shall be accessibly located aboveground or in a vault equipped with a properly sized and sloped bore-sighted drain to the daylight, shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping.

Pipe size determinations shall be based on 80 percent of the reduced pressure where using table 610.4.

An approved expansion tank shall be installed in the cold water distribution piping downstream of each such regulator to prevent excessive pressure from developing due to thermal expansion and to maintain the pressure setting of the regulator. Expansion tanks used in potable water systems intended to supply drinking water shall comply with NSF 61. The expansion tank shall be properly sized and installed in accordance with the manufacturer's installation instructions and listing. Systems designed by registered design professionals shall be permitted to use approved pressure relief valves in lieu of expansion tanks provided such relief valves have a maximum pressure relief setting of 100 psi (689 kPa) or less.

KM. UPC Section 1014.1.3 Repealed and replaced. Section 1014.1.3 is hereby repealed and replaced to read as follows:

1014.1.3 Food Waste Disposers and Dishwashers. Food service establishments with dishwashers and/or garbage grinders shall be required to install a gravity grease interceptor (GGI) per Monroe Municipal Code Section 13.10.140 B.

15.04.100 State Building Code adoption and amendment of the ~~2018~~2021 Edition of the International Residential Code, Chapter 51-51 WAC, adopted.

The State Building Code adoption and amendment of the ~~2018~~2021 Edition of the International Residential Code, Chapter ~~51-51~~ WAC, is hereby adopted by reference. Chapter ~~51-51~~ WAC is amended to include the following new and amended provisions. In the event of any conflict between any provision of the IRC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the IRC and the amended provisions inserted in their place in accordance with the direction of this section.

A. IRC Section R101.1 Amended. Section R101.1 of the IRC is hereby amended to read as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Monroe, and shall be cited as such and will be referred to herein as the "IRC" or "this code."

B. IRC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:

The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as the building official. The function of the division shall be the implementation, administration and enforcement of the provisions of this code.

BC. IRC Section 105.2 Amended. Section 105.2 is hereby amended to read as follows:

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

Building:

1. One-story detached structures accessory to a one- or two-family dwelling, used as tool and storage sheds, patio covers, playhouses, tree-supported structures used for play and similar uses, gazebos, hot tub enclosures and similar uses provided the floor area does not exceed 200 sf. Shipping containers are generally not permitted in residential zones, see MMC subsection 22.42.090(C)(2) for guidance, and all structures must meet required setbacks.

2. Fences not over 6 feet high.

~~The subsection entitled "Electrical" is repealed.~~

ED. IRC Section 105.3.1.1 Repealed and replaced. Section 105.3.1.1 is hereby repealed and replaced to read as follows:

R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas. For applications for reconstruction, rehabilitation, addition or other improvement of existing buildings or structures located in an area prone to flooding as established by Table 301.2(1), the code official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its pre-damage condition. If the code official finds that the value of proposed work equals or exceeds 50 percent of the assessed value of the building or structure before the damage has occurred or the improvement is started, the finding shall be provided to the hearing examiner for a determination of substantial improvement of substantial damage. Applications

determined by the hearing examiner to constitute substantial improvement or substantial damage shall meet the requirements of Section R322.

~~DE~~. IRC Section R105.5 Repealed and replaced. Section R105.5 is hereby repealed and replaced to read as follows:

R105.5 Expiration. Every building permit issued shall become null and void two years after the date of issuance. The building official is authorized to grant, in writing, a onetime 30 day extension when only the final inspection is remaining and all other work has been approved. The extension shall be requested in writing and justifiable cause demonstrated before the expiration.

~~EF~~. IRC Section 108.2 Repealed and replaced. Section 108.2 is hereby repealed and replaced to read as follows:

108.2 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, the fee for each permit shall be as set by periodic fee resolution of the Monroe City Council and Table 1-A and Table 103.4.2(A) attached thereto.

Plan Review Fees. When submitted 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 75 percent of the building permit fee as shown in Table 1-A of the Monroe Fees Resolution. The plan review fees specified in this section are separate from and 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, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Monroe Fees Resolution.

~~FG~~. IRC Section R108.5 Repealed and replaced. Section R108.5 is hereby repealed and replaced to read as follows:

R108.5 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the periodic fee resolution of the Monroe City Council; or
3. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or ~~the expiration date of the building permit~~ within 180 days of permit issuance, and with justifiable cause.

H. IRC Section R109.1.6 Amended. Section R109.1.6 is hereby amended to read as follows:

R109.1.6 Final inspection. The final inspection shall be made after all work required by the building permit is completed. Provided, any electrical permits associated with said work shall be finalized before requesting final inspection of any installation covered by the building permit.

G. IRC Section R110.3 Repealed and replaced. Section R110.3 is hereby repealed and replaced to read as follows:

R110.3 Certificate issued. After the code official inspects the building or structure and does not find violations, they shall approve the final inspection. Approval of the final inspection on the building site job card shall be considered to be final approval and the signed job card shall serve as the "Certificate of Occupancy" as stated on the job card. For developments that: (i) involve three or more attached dwelling units, (ii) involve or follow approval of a subdivision, a binding site plan, or site plan review for the development site, and (iii) contain a single vehicle route of ingress and egress into the development site, no certificate of occupancy for any attached dwelling unit shall be issued until all of the other dwelling units to which such unit is directly or indirectly attached have been physically completed.

J. IRC Section R110.4 Repealed and replaced. Section R110.4 is hereby repealed and replaced to read as follows:

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. The fee for a Temporary Certificate of Occupancy shall be as set by periodic fee resolution of the Monroe City Council.

Exception: For developments that: (i) involve three or more attached dwelling units, (ii) involve or follow approval of a subdivision, a binding site plan, or site plan review for the development site, and (iii) contain a single vehicle route of ingress and egress into the development site, no temporary certificate of occupancy for any attached dwelling unit shall be issued until all of the other dwelling units to which such unit is directly or indirectly attached have been physically completed.

H.K. IRC Section R112 Repealed and replaced. Section R112 is hereby repealed and replaced to read as follows:

Section 112 – APPEALS

112.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IRC shall be to the City of Monroe Hearing Examiner in

accordance with Chapter [2.34 and 22.84.080](#) MMC. The hearing examiner shall have no authority to waive the requirements of this code.

R112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

112.2.1 Determination of substantial improvement in areas prone to flooding. When the building official provides a finding required in Section R105.3.1.1, the hearing examiner shall determine whether the value of the proposed work constitutes a substantial improvement. A substantial improvement means any repair, reconstruction, rehabilitation, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the assessed value of the building or structure before the improvement or repair is started. If the building or structure has sustained substantial damage, all repairs are considered substantial improvement regardless of the actual repair work performed. The term substantial improvement does not include:

1. Improvements of a building or structure required to correct existing health, sanitary or safety code violations identified by the building official and which are the minimum necessary to assure safe living conditions; or

2. Any alteration of an historic building or structure provided that the alteration will not preclude the continued designation as an historic building or structure.

For the purpose of this exclusion, an historic building is:

2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or

2.2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or

2.3. Designated as historic under a state or local historic preservation program that is approved by the Department of the Interior.

R112.3 Administration. The building official shall take immediate action in accordance with the decision of the hearing examiner.

[4L](#). IRC Section R113.2 Repealed and replaced. Section R113.2 is hereby repealed and replaced to read as follows:

R113.2 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter [1.04](#) of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section [15.04.200](#).

- 1 ~~JM.~~ IRC Section R113.3 Repealed. Section R113.3 is hereby repealed in its entirety.
- 2 ~~KN.~~ IRC Section R113.4 Repealed. Section 113.4 is hereby repealed in its entirety.
- 3 ~~LQ.~~ IRC Section R114 Repealed and replaced. Section R114 is hereby repealed and replaced to read as follows:

4 R114.1 Notice to owner. Upon notice from the building official that work on any building or structure is being
 5 prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be
 6 immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property
 7 involved, or to the owner's agent, or to the person doing the work and shall state the conditions under which
 8 work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the
 9 amount set by periodic fee resolution of the Monroe City Council.

10 R114.2 Unlawful continuance. Any person who shall continue work in or about the structure after having been
 11 served with a stop work order, except such work as that person is directed to perform to remove a violation or
 12 unsafe condition, shall be subject to an investigative fee of which shall be a fee equal to the building permit fee
 13 in addition to the required permit fees by Monroe City Council by periodic resolution.

14 R114.3 Unauthorized tampering. Signs, tags, or seals posted or affixed by the building official shall not be
 15 mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for
 16 the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in
 17 the Monroe Municipal Code, Section 15.04.200.

- 18 ~~MP.~~ IRC Table R301.2(1) Amended. Table R301.2(1) is hereby amended to read as follows:

19 ~~Table R301.2(1)~~
 20 ~~Climatic and Geographic Design Criteria~~

Ground Snow Load	25 lbs/ft²
Wind Speed^d	110 mph
Topographic Effects^k	YES
Seismic Design Category^f	D1/D2
Weathering^a	Moderate
Frost line depth^b	48"
Termites^e	Slight
Winter Design Temp^e	26°

Ice Barrier Underlayment Required^h	No
Flood Hazards^g	See MMC 14.01
Air Freeze Indexⁱ	250
Mean Annual Tempⁱ	51.2°

TABLE R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a (psf)	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD ^g	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed ^b	Topographic effects ^c	Special wind region	Windborne debris zone		Weathering ^d	Frost line depth	Termite				
25	110	Yes	No	No	D1/D2	Moderate	18 inches	Slight	No	See MMC 14.01	250	51.2 °F
MANUAL J DESIGN CRITERIA ^f												
Elevation		Altitude correction factor		Coincident wet bulb		Indoor winter design dry-bulb temperature		Indoor winter design dry-bulb temperature		Outdoor winter design dry-bulb temperature		Heating temperature difference
Elevation to be specific to site		0.99		66 °F		72 °F		72 °F		24 °F		48 °F
Latitude		Daily Range		Indoor summer design relative humidity		Summer design gains 50% RH		Indoor summer design dry-bulb temperature		Outdoor summer design dry-bulb temperature		Cooling temperature difference
Latitude to be specific to site		M		50%		5		75 °F		83 °F		8 °F

a. This is the minimum roof snow load unless demonstrated otherwise by a licensed structural engineer-of-record. Sites located greater than 700 feet above sea level shall be per ASCE 7-16 Chapter 7 and Table 7.2-5 which may require a roof snow load greater than 25psf. When applying snow load, it will be left to the engineer's judgment whether to consider drift or sliding snow. Rain on snow surcharge of 5psf must be considered for roof slopes less than ¼" in 12" for structures located less than 700-feet in elevation above sea level. Refer to SEAW White Paper 8-2021.

b. The basic wind speed is determined from the basic wind speed map in Figure R301.2(2). Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

c. Topographic effects (Wind Speed-up Kzt factor) shall be determined on a site-specific basis in accordance with Section R301.2.1.5.

d. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.

e. The City of Monroe participates in the National Flood Insurance Program (NFIP); Regular Program. Further NFIP participation information: June 19, 2020, entry into National Flood Insurance Program. Current maps entitled "The Flood Insurance Study (FIS) for Snohomish County, Washington, and Incorporated Areas," dated June 19, 2020, and any revisions thereto, as amended or revised with the accompanying Flood Insurance Rate Maps (FIRMs) dated June 19, 2020, and any revisions thereto.

f. The applicable code to regulate the use and conservation of energy is the Washington State Energy Code – Residential (WSEC-R), including WSEC-R Section R403.7.

~~N. IRC Section R333 adopted. A new Section R333 is hereby adopted to read as follows:~~

~~R333 Fire Sprinklers. All zero lot line townhouses constructed, where the aggregate area of all connected townhouses totals five thousand square feet or greater, shall have installed throughout the building an automatic fire sprinkler system approved pursuant to Section 903 of the IFC. For the purposes of this Section, fire walls, fire barriers, fire partitions and fire resistance rated horizontal assemblies do not constitute separate buildings.~~

15.04.110 State Building Code adoption and amendment of the [20182021](#) Edition of the International Fire Code, Chapter 51-54A, adopted.

The State Building Code adoption and amendment of the [20182021](#) Edition of the International Fire Code, Chapter 51-54A WAC, is hereby adopted by reference. Chapter 51-54A WAC is amended by the city to include the following new and amended provisions. In the event of any conflict between any provision of the IFC and this chapter, the provisions of this chapter shall apply. New sections or subsections shall be deemed deleted from the IFC and the amended provisions inserted in their place in accordance with the direction of this code.

A. IFC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Monroe, hereinafter referred to as the “IFC” or “this code.”

B. IFC Section 101.2.1 Repealed and replaced. Section 101.2.1 is hereby repealed and replaced to read as follows:

101.2.1 Appendices. The following appendices of the IFC are hereby adopted by reference:

Appendix B: Fire-Flow Requirements for Buildings

Appendix C: Fire Hydrant Locations and Distribution

Appendix F: Hazard Ranking

Appendix H: Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I: Fire Protection Systems – Noncompliant Conditions

C. IFC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:

The Snohomish Regional Fire and Rescue Office of the Fire Marshal is hereby established and the official in charge thereof shall be known as the fire marshal. The function of the division shall be the implementation, administration and enforcement of the provisions of this code.

ED. IFC Section 105.3.3 Repealed and replaced. Section 105.3.3 is hereby repealed and replaced to read as follows:

105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to compliance with IBC Section 111 or IRC Section R110.

~~D. IFC Section 105.3.4 Repealed. Section 105.3.4 is hereby repealed in its entirety.~~

~~E. IFC Section 105.4.1.2 Adopted. A new Section 105.4.1.2 is hereby Adopted to read as follows:~~

~~105.4.1.2 Electronic Pre-Incident Data. Applicants for commercial building permits and commercial tenant improvement permits shall submit electronic building site and floor plans in a CADD *.dwg format prior to the final fire inspection for occupancy. Such data may be utilized by the Fire Department for the creation of pre-incident plans.~~

E. IFC Section 106.1.1 Adopted. A new Section 106.1.1 is hereby Adopted to read as follows.

106.1.1 Electronic Pre-Incident Data. Applicants for commercial building permits and commercial tenant improvement permits shall submit electronic building site and floor plans in an approved format prior to the final fire inspection for occupancy. Such data may be used by the Fire District for the creation of pre-incident plans.

~~F. IFC Section 105.6.15 Repealed. Section 105.6.15 is hereby repealed in its entirety.~~

~~G. IFC Section 105.6.37 Repealed. Section 105.6.37 is hereby repealed in its entirety.~~

~~H. IFC Section 105.7.13 Repealed. Section 105.7.13 is hereby repealed in its entirety.~~

IF. IFC Section ~~109111~~ Repealed and replaced. Section ~~109111~~ is hereby repealed and replaced to read as follows:

Section ~~109111~~ – APPEALS

~~109.4111.1~~ Appeals. All appeals of orders, decisions, interpretations or determinations made by the code official relative to the application and interpretation of the IFC shall be to the City of Monroe Hearing Examiner in accordance with MMC Chapter 2.34 and 22.84.080 MMC. The Hearing Examiner shall have no authority to waive requirements of this code.

~~109.2111.2~~ Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

~~JG.~~ IFC Section ~~440.3112.3~~ Repealed and replaced. Section ~~440.3112.3~~ is hereby Repealed and replaced to read as follows:

~~440.3112.3~~ Notice of violation. Where the fire code official finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice and order of code violation in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the fire code official shall not be mutilated, destroyed, tampered with, or removed without authorization from the fire code official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

~~KH.~~ IFC Section ~~440.4112.4~~ Repealed. Section ~~440.4112.4~~ is hereby repealed in its entirety.

~~LJ.~~ IFC Section ~~442.2113.2~~ Repealed and replaced. Section ~~442.2113.2~~ is hereby repealed and replaced to read as follows:

~~442.2113.2~~ Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council.

~~MJ.~~ IFC Section ~~442.4113.4~~ Repealed. Section ~~442.4113.4~~ is hereby repealed in its entirety.

~~NK.~~ IFC Section 505.1 Repealed and replaced. Section 505.1 is hereby repealed and replaced to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address numbers or letters. The size of each character shall be as specified in Table 505.1. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 505.1 Address Numbering Size Table

DISTANCE FROM STREET OR ROAD	MINIMUM SIZE
0 – 50 feet	6" H x 3/4" Stroke Width
51 – 150 feet	8" H x 1" Stroke Width
151 – 200 feet	10" H x 1 1/4" Stroke Width
201 feet and farther	12" H x 1 1/2" Stroke Width

OL. IFC Section 505.2 Amended. Section 505.2 is hereby amended to read as follows:

505.2 Street or road signs. Streets and roads shall be identified with approved permanent signs when roadways allow passage by vehicles. Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices for Streets and Highways as adopted by the State of Washington in 47.36.030 RCW and 468-95 WAC.

PM. ~~IFC Section 506 Repealed and replaced. Section 506 is hereby repealed and replaced to read as follows: IFC Section 506.1.3 Adopted. A new Section 506.1.3 is hereby adopted to read as follows:~~

~~506.1 Where required. A Knox Box® of a size and type approved by the fire code official shall be provided by the building or business owner for all occupancies except Group R-3 and U.~~

~~506.1.1 Locks. A Knox® lock or key switch shall be installed on gates or similar barriers when required by the fire code official. Knox® FDC caps shall be installed on all new fire department connections and, when required by the fire code official, on existing fire department connections.~~

~~506.2 Key box maintenance. The operator of a business with a Knox Box on the building shall provide entry; fire control room; elevator; fire alarm panel; mechanical; electrical; manual fire alarm box (pull station); keys to the fire code official, and shall immediately notify the fire code official and provide the new key when a lock is changed or rekeyed. All such keys provided to the fire code official shall be secured in the building's or business's Knox Box®.~~

506.1.3 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be an approved model from the Knox Company and shall contain keys to gain necessary access as required by the fire code official. A Knox Key box system shall be required on all new and existing commercial buildings and shall meet the following requirements:

(1) The type and model key box system required shall be The Knox Company and based on the criteria listed below:

(i) Buildings with less than five stories: Model 3200 series with side hinge.

(ii) Hazardous Materials Facilities with site specific plans per Snohomish County LEPC: Data Storage Cabinet.

(iii) Buildings of five or more stories: Data Storage Cabinet.

The Fire Marshal may approve other data storage boxes and Hazardous Material Data Cabinets which are equivalent to those listed herein.

(iv) Keys to the riser room, main entrance, fire alarm control panel, pull stations, elevator and other building electrical, mechanical, and equipment rooms are to be locked inside the key box.

(v) Whenever the main entrance is located more than 100 feet away from the riser room key box, a second key box shall be installed at the main entrance.

(vi) Key boxes shall be mounted within 5 feet of the door to be served and at a height no more than 5 feet off of the finished floor or as approved by the fire marshal.

EN. IFC Section 903.2.13 Adopted. A new Section 903.2.13 is hereby adopted to read as follows:

903.2.13 Other sprinkler requirements. In addition to the requirements of Section 903.2, approved automatic fire sprinkler systems shall be installed throughout all buildings and structures described in this Section 903.2.13. For the purposes of this code, fire walls, fire barriers, fire partitions and fire-resistance-rated horizontal assemblies do not constitute separate buildings.

1. In all new buildings and structures with an Occupancy Classification assigned under the IBC and with a gross floor area of five thousand or greater square feet, regardless of type or use.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

2. In existing buildings with a gross floor area of ten thousand or greater square feet undergoing additions, repairs, reconstruction, or improvements exceeding sixty percent of the assessed value of such building or structure.

RO. IFC Section 903.3.9 Adopted. A new Section 903.3.9 is hereby adopted to read as follows:

1 903.3.9 Fire Control Room. All multiple tenant buildings; buildings constructed speculatively (“spec”) as
2 shells or warehouses; and all buildings in excess of 20,000 square feet which require fire sprinkler protection
3 shall be constructed with a dedicated fire control room in accordance with Section 903.3.9.

4 903.3.9.1 Size and construction. The fire control room shall be adequately sized to allow 3 feet of clearance
5 around the circumference of the sprinkler riser for inspection, testing, and maintenance. The fire control room
6 shall not be excessively large so that storage of disallowed items is discouraged. The construction of the fire
7 control room shall consist of materials similar to adjacent areas, except that there shall be no requirements to
8 provide fire resistive construction on the interior walls which form the fire control room.

9 903.3.9.2 Location. The fire control room shall be located adjacent to an outside wall of the building, and a
10 dedicated outside entrance with a minimum 36" swinging door shall be provided.

11 903.3.9.3 Contents. The fire control room shall contain only the fire sprinkler riser(s), fire alarm control panel,
12 fire pump(s), and other necessary fire protection appliances and communications equipment. No storage of
13 combustible items is allowed inside the fire control room.

14 903.3.9.4 Signage. The outside door providing access to the fire control room shall bear a sign or placard with
15 minimum 4" white lettering on a red background which reads: “FIRE CONTROL ROOM.”

16 [SP](#). IFC Section 907.5 Amended. Section 907.5 is hereby amended to read as follows:

17 907.5 Occupant notification systems. A fire alarm system shall annunciate at the fire alarm control unit and shall
18 initiate occupant notification upon activation, in accordance with Sections 907.5.1 through 907.5.2.3.3. Other
19 sections of this code notwithstanding, where a fire alarm control unit or a fire alarm system is required by another
20 section of this code, it shall provide occupant notification and shall be activated by:

- 21 1. Automatic fire detectors.
- 22 2. Automatic sprinkler system water flow devices.
- 23 3. Manual fire alarm boxes.
- 24 4. Automatic fire-extinguishing systems.

25 Exception: Where notification systems are allowed elsewhere in section 907 to annunciate at a constantly attended
26 location.

27 [TQ](#). IFC Section 1103.5.3 Repealed and replaced. Section 1103.5.3 is hereby repealed and replaced to read as
28 follows:

1103.5.3 Group I-2, Condition 2. In addition to the requirements of Section 1103.5.2, the existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed by December 31, 2022.

~~U. IFC Table B105.2 Repealed and replaced. Table B105.2 is hereby repealed and replaced to read as follows:~~

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)*	Duration in Table B105.1(2)
Section 903.3.1.1 of the IFC	50% of the value in Table B105.1(2)*	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the IFC	50% of the value in Table B105.1(2)*	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire flow shall be not less than 1,000 gallons per minute.

b. The reduced fire flow shall be not less than 1,500 gallons per minute.

15.04.120 International Property Maintenance Code adopted.

The ~~2018~~2021 Edition of the International Property Maintenance Code, is hereby adopted by reference. In the event of any conflict between any provision of the IPMC and this section, the provisions of this section shall apply.

A. IPMC section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

Section 101.1 Title. These regulations shall be known as the International Property Maintenance Code of the City of Monroe, hereinafter referred to as “this code.”

~~B. IPMC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:~~

The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as the building official. The function of the division shall be the implementation, administration and enforcement of the provisions of this code.

BC. IPMC section ~~403.5104.1~~ Amended. Section ~~403.5104.1~~ is hereby amended to read as follows:

Section ~~403.5104.1~~ Fees. Fees shall be set forth in a fee resolution adopted, and from time to time amended, by the city council.

~~C. IPMC section 107 Repealed and replaced. Section 107 is hereby repealed and replaced to read as follows:~~

~~Section 107 – NOTICES OF VIOLATIONS.~~

~~107.1 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.~~

D. IPMC section ~~444107~~ Repealed and replaced. Section ~~444107~~ is hereby repealed and replaced to read as follows:

Section ~~444107~~ – APPEALS.

~~444107.1~~ Appeals. All appeals of orders, decisions, interpretations or determinations made by the code official relative to the application and interpretation of the IPMC shall be to the City of Monroe Hearing Examiner in accordance with Chapter 2.34 and 22.84.080 MMC. The Hearing Examiner shall have no authority to waive requirements of this code.

~~4442107.2~~ Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

E. IPMC Section 108 Repealed. Section 108 is hereby repealed in its entirety.

F. IPMC section 109 Repealed and replaced. Section 109 is hereby repealed and replaced to read as follows:

Section 109 – VIOLATIONS.

109.1 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

~~EG.~~ IPMC section ~~442.2110.2~~ Repealed and replaced. Section ~~442.2110.2~~ is hereby repealed and replaced to read as follows:

~~442.2110.2~~ Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council.

~~H.~~ IPMC section 111.4 Repealed and replaced. Section 111.4 is hereby repealed and replaced to read as follows:

Section 111.4 Notice. Whenever the code official determines that there have been violations of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

~~F. IPMC Section 112.4 Repealed. Section 112.4 is hereby repealed in its entirety.~~

~~GI.~~ IPMC section 302.3 Repealed and replaced. Section 302.3 is hereby repealed and replaced to read as follows:

Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions, including:

1. All vegetation, signs, or other obstructions, which prevent persons from obtaining a clear view of traffic when approaching an intersection or pedestrian sidewalk shall be removed.

2. All overgrown vegetation which project over a public sidewalk less than eight feet above the surface thereof, as well as the full width, or less than fourteen feet above the surface of a public street shall be removed.

~~HJ.~~ IPMC section 302.4 amended. IPMC section 302.4 first paragraph is hereby amended to read as follows:

Section 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

~~IK.~~ IPMC section 304.14 amended. IPMC section 304.14 is hereby amended to read as follows:

304.14 Insect Screens. During the period from April 1 to October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

L. IPMC Section 309.6 Adopted. A new Section 309.6 is hereby adopted to read as follows:

309.6 Rodent Control. All applicants for a demolition, land clearing or grading permit, and those persons undertaking a land clearing project shall develop and implement an approved rodent control program in accordance with this section for the project site at least fifteen days prior to the start of the demolition, clearing or grading permit activity. The rodent control program shall utilize lawful baiting, trapping, and/or other methods necessary to effectively eradicate any existing rodent population on the project site and prevent the project site from serving as a rodent harborage and/or public nuisance. Implementation of the rodent control program shall continue at least until the demolition, land clearing or grading permit project begins; however, no demolition, clearing or grading modification work shall commence until all visible rodent activity has been abated even if fifteen or more days have lapsed since the initiation of the rodent control program, unless otherwise approved by the building official. The rodent control program shall be endorsed by a qualified pest control agent. The building official shall not issue any demolition, land clearing or grading permit, nor shall any demolition, land clearing or grading occur, until the applicant has filed with the city a copy of the rodent control program and a declaration, under penalty of perjury, that the requirements of this section have been complied with. The rodent control program may be terminated at any time, due to the cessation or lack of visible rodent activity on the project site, upon a written recommendation of the pest control agent and approval of the building official; however, the rodent control program shall be promptly reinstated upon discovery of any additional rodent activity on the project site by the pest control agent or the building official, and all demolition, land clearing or grading permit work may be required to be stopped until the additional rodent activity has been abated as determined in writing by the pest control agent or upon approval of the building official. At the determination of the building official, a project reasonably unlikely to disturb a nesting place of rodents may be exempted from the requirements of this section.

M. IPMC section 602.3 amended. IPMC section 602.3 is hereby amended to read as follows:

Section 602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat year-round to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

N. IPMC 602.4 amended. IPMC section 602.4 is hereby amended to read as follows:

Section 602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat year-round to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

1 ~~LO~~. IPMC Appendix A “Boarding Standard” is hereby adopted in its entirety.

2 15.04.130 International Energy Conservation Code adopted.

3 As adopted by the State of Washington Building Code Council under Chapters 51-11R and 51-11C WAC, the
4 ~~2018~~2021 Edition of the International Energy Conservation Code as published by the International Code Council
5 along with the State of Washington Building Code Council’s amendments are adopted by reference.

6 15.04.145 International Swimming Pool and Spa Code.

7 The ~~2018~~2021 Edition of the International Swimming Pool and Spa Code, is hereby adopted by reference. In the
8 event of any conflict between any provision of the ISPSC and this section, the provisions of this section shall apply.

9 A. ISPSC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

10 101.1 Title. These regulations shall be known as the International Swimming Pool and Spa Code of the City of
11 Monroe, hereinafter referred to as the “ISPSC” or “this code.”

12 B. ISPSC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:

13 The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as
14 the building official. The function of the division shall be the implementation, administration and enforcement
15 of the provisions of this code.

16 ~~BC~~. ISPSC Section ~~405.5.3~~105.4.3 Repealed and replace. Section ~~405.5.3~~105.4.3 is hereby repealed and replaced
17 to read as follows:

18 ~~405.5.3~~105.4.3 Expiration. Every permit issued shall become null and void two years after the date of issuance.
19 The building official is authorized to grant, in writing, a onetime 30 day extension when only the final
20 inspection is remaining and all other work has been approved. The extension shall be requested in writing and
21 justifiable cause demonstrated before the expiration.

22 ~~CD~~. ISPSC Section ~~405.5.4~~105.4.4 Repealed. Section ~~405.5.4~~105.4.4 is hereby repealed in its entirety.

~~DE.~~ ISPSC Section ~~405.6.2~~108.2 Repealed and replaced. Section ~~405.6.2~~108.2 is hereby repealed and replaced to read as follows:

~~405.6.2~~108.2 Fee schedule. The fee for each permit required under the Mechanical Code shall be as set by periodic fee resolution of the Monroe City Council.

~~EF.~~ ISPSC Section ~~405.6.3~~108.6 Repealed and replaced. Section ~~405.6.3~~108.6 is hereby repealed and replaced to read as follows:

~~405.6.3~~108.6 ~~Fee~~Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the City of Monroe Fees Resolution; or
3. Up to 80% 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 review is done.

The request for a fee refund must be made in writing, prior to the expiration date of the 180 day plan review period, or ~~the expiration date of the mechanical permit~~ within 180 days of permit issuance, and with justifiable cause.

G. ISPSC Section 110.4 Amended. Section 110.4 is hereby amended to read as follows:

110.4 Other inspections. In addition to the inspections specified in Section 110.2 and 110.3, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced. The final inspection shall be made after all work required by the plumbing permit is completed. Provided, any electrical permits associated with said work shall be finalized before requesting final inspection of any installation covered by the plumbing permit.

~~FH.~~ ISPSC Section ~~407.2~~113.2 Repealed and replaced. Section ~~407.2~~113.2 is hereby repealed and replaced to read as follows:

~~407.2~~113.2 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for

the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section [15.04.200](#).

~~GI.~~ ISPSC Section ~~407.3~~[113.3](#) Repealed. Section ~~407.3~~[113.3](#) is hereby repealed in its entirety.

~~HJ.~~ ISPSC Section ~~407.4~~[113.4](#) Repealed. Section ~~407.4~~[113.4](#) is hereby repealed in its entirety.

~~IK.~~ ISPSC Section ~~407.5~~[114](#) Repealed and replaced. Section ~~407.5~~[114](#) is hereby repealed and replaced to read as follows:

[Section 114 – STOP WORK ORDER](#)

~~407.5~~[114.1](#) Stop Work Orders. Where work is being done contrary to the provisions of this code, the Authority Having Jurisdiction shall be permitted to order the work stopped immediately. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council. Unauthorized tampering, Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

~~JL.~~ ISPSC Section 107.6 Repealed. Section 107.6 is hereby repealed in its entirety.

~~KM.~~ ISPSC Section ~~408~~[111](#) Repealed and replaced. Section ~~408~~[111](#) is hereby repealed and replaced to read as follows:

Section ~~408~~[111](#) – APPEALS

~~408.4~~[111.1](#) Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the ISPSC shall be to the City of Monroe Hearing Examiner in accordance with Chapter [2.34](#) and [22.84.080 MMC](#). The Hearing Examiner shall have no authority to waive requirements of this code.

~~409.2~~[111.2](#) Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

1 N. ISPSC Section 112 Repealed. Section 112 hereby repealed in its entirety.

2
3 15.04.150 State Building Code adoption and amendment of the 2021 Edition of
4 the International Wildland-Urban Interface Code, Chapter 51-55 WAC,
5 adopted.

6 The State Building Code adoption and amendment of the 2021 Edition of the International Wildland-Urban Interface
7 Code, Chapter 51-55 WAC, is hereby adopted by reference. Chapter 51-55 WAC is amended to include the
8 following new and amended provisions. In the event of any conflict between any provision of the WUIC and this
9 section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the
10 WUIC and the amended provisions inserted in their place in accordance with the direction of this section.

11 A. WUIC Section 101.1 Amended. Section 101.1 is hereby amended to read as follows:

12 101.1 Title. These regulations shall be known as the Wildland-Urban Interface Code of the City of Monroe,
13 hereinafter referred to as “WUIC” or “this code.”

14 B. IWUIC Section 103.1 Repealed and replaced. Section 103.1 is hereby repealed and replaced to read as follows:

15 The Building and Life Safety Office is hereby established and the official in charge thereof shall be known as the
16 building official. The function of the division shall be the implementation, administration and enforcement of the
17 provisions of this code.

18 C. WUIC Section 106.3 Amended. Section 106.3 is hereby amended to read as follows:

19 Unless otherwise provided in the requirements of the International Building Code or International Fire Code, a
20 permit shall not be required for the following:

- 21 1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet.
22 Accessory buildings must meet required zoning setbacks, be considered to be portable, and may not
23 be constructed on permanent foundations such as poured-in-place concrete footings or poured-in-place
24 concrete poles or posts.
-

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

The code official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the code official.

D. WUIC Section 106.8 Amended. Section 106.8 is hereby amended to read as follows:

106.8 Expiration. Every building permit issued shall become null and void two years after the date of issuance. The building official is authorized to grant, in writing, a onetime 30 day extension when only the final inspection is remaining and all other work has been approved. The extension shall be requested in writing and justifiable cause demonstrated before the expiration.

E. WUIC Section 109.2 Repealed and replaced. Section 109.2 is hereby repealed and replaced to read as follows:

109.2 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the periodic fee resolution of the Monroe City Council and Table 1-A and Table 103.4.2(A) thereto.

Plan Review Fees. When submitted 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 75 percent of the building permit fee as shown in Table 1-A of the Monroe Fees Resolution. The plan review fees specified in this section are separate from and 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, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Monroe Fees Resolution.

F. WUIC Section 109.3 Repealed and replaced. Section 109.3 is hereby repealed and replaced to read as follows:

109.3 Permit valuations. Permit valuations shall include the total value of the work, including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. The building official may use the latest edition of the Building Valuation Data Table published by ICC in determining the value. Final building permit valuation shall be set by the building official.

G. WUIC Section 109.6 Repealed and replaced. Section 109.6 is hereby repealed and replaced to read as follows:

109.6 Refunds. The building official may authorize the refund of fees paid upon filing of a written application by the original permittee not later than 180 days after the date of fee payment, as follows:

1. 100% of any fee erroneously paid or collected;

2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with the periodic fee resolution of the Monroe City Council; or

3. Up to 80% 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 review is performed.

4. The request for a refund must be in writing, prior to the expiration date of the 180 day plan review period, or within 180 days of permit issuance, and with justifiable cause.

H. WUIC Section 110.4 Repealed and replaced. Section 110.4 is hereby repealed and replaced to read as follows:

110.4 Notice of violation. Enforcement of violations of this code shall be in accordance with Chapter 1.04 of the Monroe Municipal Code. Signs, tags, or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official. The fine for the removal, mutilation, destruction of, or tampering with said notice, sign, tags, or seals shall be as set forth in the Monroe Municipal Code, Section 15.04.200.

I. WUIC Section 110.4.1 Repealed. Section 110.4.1 is hereby repealed in its entirety.

J. WUIC Section 110.4.2 Repealed. Section 110.4.2 is hereby repealed in its entirety.

K. WUIC Section 110.4.3 Repealed. Section 110.4.3 is hereby repealed in its entirety.

L. WUIC Section 110.4.4 Repealed. Section 110.4.4 is hereby repealed in its entirety.

M. WUIC Section 110.4.5.1 Repealed. Section 110.4.5.1 is hereby repealed in its entirety.

N. WUIC Section 110.4.5.2 Repealed. Section 110.4.5.2 is hereby repealed in its entirety.

O. WUIC Section 110.4.5.2.1 Repealed. Section 110.4.5.2.1 is hereby repealed in its entirety.

P. WUIC Section 110.4.7 Repealed. Section 110.4.7 is hereby repealed in its entirety.

Q. WUIC Section 113 Repealed and replaced. Section 113 is hereby repealed and replaced to read as follows:

Section 113 – APPEALS.

113.1 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the IBC shall be to the City of Monroe Hearing Examiner in accordance with Chapter 2.34 and 22.84.080 MMC. The Hearing Examiner shall have no authority to waive requirements of this code.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do

1 not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have
2 no authority to waive requirements of this code.

3 R. WUIC Section 114.2 Amended. Section 114.2 is hereby amended to read as follows:

4 114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property
5 involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order,
6 the cited work shall immediately cease. The stop work order shall state the reason for the order and the
7 conditions under which the cited work will be permitted to resume. There shall be a fee imposed for issuance
8 of a Stop Work Order in the amount set by periodic fee resolution of the Monroe City Council.

9 15.04.1505 Approval of application and appeals.

10 The building permit application shall be reviewed by the city department heads and the application shall be
11 approved or denied by the code official or designee. Any appeal of the decision of the code official shall be made to
12 the city hearing examiner per Chapter 22.84 MMC. The hearing examiner shall have no authority relative to
13 interpretation of the administrative provisions of the codes adopted in this chapter nor shall the examiner be
14 empowered to waive requirements of such codes.

15 15.04.160 Disclaimer of liability.

16 A. The city of Monroe is not responsible for the accuracy of plans (preliminary or final) submitted for approval to
17 the building department and does not guarantee that plan reviews and/or inspections will detect any hazard, design
18 defect or code violations.

19 B. The applicant or their agent shall be solely responsible for verification of all property lines and setbacks in all
20 cases involving new construction, a remodel or addition which would change the footprint of an existing structure,
21 for construction of new fences or replacement of existing fences and all other circumstances which may impact
22 setback requirements and/or property lines between one or more legal lots or parcels. The building official may
23 require verification of property lines and setbacks prior to permit issuance by having the property owner or his agent
24 stake the corners of his property. In his sole discretion, the building official may also require the applicant or his
25 agent to provide a survey by a professional land surveyor licensed by the state of Washington.

1 15.04.180 Permit issuance prerequisite – Private sewage disposal permit.

2 In cases of new construction where city services are not available, no building permit shall be issued in the city
3 without the applicant having secured a private sewage disposal permit from the Snohomish health district
4 wastewater section.

5 15.04.190 Fees.

6 A. The administration of the provisions of this chapter shall be subject to any applicable fees as set by periodic
7 resolution of the Monroe city council.

8 B. The value or valuation of construction shall be based on the contract amount for the permitted work or as
9 determined by the code official per the Building Valuation Data – Square Foot Construction Costs Table (latest
10 edition) from the Building Safety Journal published by ICC, whichever is higher. The valuation to be used in
11 computing permit and plan checking fees shall be the total value of all plans and calculations prepared by design
12 professionals, such as architects, engineers, land surveyors, landscape architects, and geologists, construction work,
13 painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other
14 permanent equipment. These fees are as adopted by city council per the periodic fees resolution Table 1-A.

15 C. *Plan Review Fees.* When submitted documents are required, a plan review fee shall be paid at the time of
16 submitting the submittal documents for plan review. Said plan review fee shall be seventy-five percent of the
17 building permit fee as shown in Table 1-A of the Monroe fees resolution.

18 15.04.200 Violation – Penalty – Effective.

19 A. It is unlawful for any person, firm or corporation to erect, construct, alter, repair, move, remove, improve,
20 convert, demolish, equip, use, occupy or maintain any building, structure or land in the city, or cause the same to be
21 done, contrary to or in violation of any of the provisions of this chapter.

22 ~~B. Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a gross~~
23 ~~misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion~~
24 ~~thereof during which any violation of any of the provisions of this chapter is committed, continued, or permitted and~~
25 ~~upon conviction of any such violation such violation shall be subject for a maximum term fixed by the court of not~~
26 ~~more than one year, or by a fine in an amount fixed by the court of not more than five thousand dollars, or by both~~
27 ~~such imprisonment and fine.~~

28 B. Except as otherwise provided in this chapter or by law, any person, firm or corporation violating any of the
29 provisions of this chapter, including any permit or directive issued pursuant to this chapter, shall be subject to
30 enforcement in accordance with Chapter 1.04 MMC. Provided, that the unauthorized removal, mutilation,
31 destruction of, or tampering with any official notice, sign, tags, or seal posted, issued or otherwise displayed

1 pursuant to this chapter shall constitute a gross misdemeanor, and a separate offense for each and every day or
2 portion thereof during which any such violation is committed, continued, or permitted and upon conviction of any
3 such violation such violation shall be subject for a maximum term fixed by the court of not more than one year, or
4 by a fine in an amount fixed by the court of not more than five thousand dollars, or by both such imprisonment and
5 fine.

Exhibit B

13.10.140 Additional pretreatment measures.

B. Any new FSE, or existing FSE when plumbing modifications take place that require a plumbing permit (except those located in the downtown area within the city as set forth in Exhibit A to Ordinance 011/2015 and incorporated herein by this reference), which prepare food and/or washes food preparation and/or food service equipment, appliances, utensils and/or containers on site washes dishes, utensils and other equipment used to prepare food on site, shall install and utilize a city-approved interceptor. All plumbing fixtures/sinks, garbage disposals, dishwashers, floor drains and cooking equipment with drain connections shall be plumbed to an appropriate interceptor approved by the public works director. Food service establishments with dishwashers and/or garbage grinders shall be required to install a gravity grease interceptor (GGI). Food service establishments without dishwashers and /or garbage grinders shall be required to install a hydromechanical grease interceptor (HGI) or other approved interceptor approved by the public works director. All ~~the~~ interceptors shall be sized and installed in accordance with the city's currently adopted plumbing code.











Ordinance 005 2023 - 2021 International Building Codes - FINAL

Final Audit Report

2023-08-10

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