

**ORDINANCE NO. 013/2010**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING PORTIONS OF CHAPTER 15.04 OF THE MONROE MUNICIPAL CODE TO ADOPT THE 2009 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FIRE CODE, WASHINGTON STATE ENERGY CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL FUEL GAS CODE AND INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED HEREIN, AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Legislature adopted the International Building Code, the International Residential Code, the International Mechanical Code, the Uniform Plumbing Code, the International Fire Code, the Washington State Energy Code, the International Existing Building Code, and the International Fuel Gas Code and directed that the State Building Code Council adopt these codes as a part of the state building code; and

WHEREAS, the State Building Code Council adopted the 2009 editions of such codes, effective as of July 1, 2010, in all Washington cities; and

WHEREAS, the City Council has determined that adoption of the 2009 codes with certain local amendments is in the public interest;

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

Section 1. MMC 15.04.040 is hereby amended to provide as follows:

**15.04.040 Referenced Codes.**

A. Referenced Codes. Where the following codes are referenced within any of the codes adopted and amended in MMC 15, 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 Chapter 15.04 MMC.

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

3. The International Energy Conservation Code has not been adopted and references thereto shall mean the "Washington State Energy Code" as adopted and amended pursuant to Chapter 19.27A RCW.

4. The International Electrical Code has not been adopted and references thereto shall mean the "National Electrical Code" as adopted and amended in MMC Title 15.

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 Building Code, published by the International Code Council, 2009 Edition;
2. The International Residential Code, published by the International Code Council, 2009 Edition;
3. The International Mechanical Code, published by the International Code Council, 2009 Edition;
4. The International Fire Code, published by the International Code Council, 2009 Edition;
5. The Uniform Plumbing Code, and standards, published by the International Association of Plumbing and Mechanical Officials, 2009 Edition;
6. The Washington State Energy Code, as amended by Washington Administrative Code Chapter 51-11;
7. The International Fuel Gas Code, published by the International Code Council, 2009 Edition;
8. The International Property Maintenance Code published by the International Code Council, 2009 Edition;
9. The International Existing Building Code, published by the International Code Council, 2009 Edition; and
10. The State Building Code, RCW 19.27;
11. All amendments, supplements, modifications, exclusions, exemptions, and additions to the codes identified in subsections (1) through (10) of this section ("Codes") adopted by the Washington State Building Code Council, and published in RCW 19.27 and WAC Title 51, including, but not limited to Chapters 51-11, 51-50, 51-51, 51-52, 51-54, 51-56 and 51-57 WAC.

Section 2. The introductory statement to MMC 15.04.070 is hereby amended to provide as follows:

**15.04.070 International Building Code adopted.** The International Building Code ("IBC"), 2009 Edition, published by the International Code Council including the fire-resistive assemblies listed in the Fire Resistance Design Manual, Nineteenth Edition, dated June 2009, including Appendix E (Supplementary Accessibility Requirements), Appendix H (Signs), Appendix J (Grading), and Appendix M (International Existing Building Code) together with amendments and/or additions thereto, are hereby adopted by reference. The 2009 Edition of the International Building Code 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.

Section 3. MMC 15.04.070(H), (K), (Q), (W) and (X) are hereby repealed.

Section 4. MMC 15.04.070(D) is hereby amended as follows:

IBC Section 105.2 Amended. Section 105.2 of the IBC is hereby amended as follows:

1. The subsection entitled "Buildings" is amended as follows:
  - a. Subsection 105.2 (1) is hereby amended to read as follows:

One-story detached accessory structures 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 roof area does not exceed 200 sf. Accessory buildings must be considered to be portable and may not be constructed on permanent foundations such as poured-in-place concrete footings or poured-in-place concrete poles or posts.
  - b. Subsection 105.2(6) is deleted.

2. The subsection entitled "Electrical" is hereby deleted.

Section 5. MMC 15.04.070(G) is hereby amended as follows:

IBC Section 109.2 Amended. Section 109.2 of the IBC is hereby amended to provide as follows:

**109.2 Schedule of permit fees.** On buildings, structures, electrical, 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 and Table 1-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 as defined in Section 107.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Monroe Fees Resolution.

Section 6. MMC 15.04.070(I) is hereby amended as follows:

IBC Section 109.6 Amended. Section 109.6 of the IBC is hereby amended 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.

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, and with justifiable cause.

Section 7. MMC 15.04.070(L) is hereby amended as follows:

IBC Section 111.3 Amended. IBC Section 111.3 is hereby amended by adding the following sentence to the end of the subsection:

The fee for a Temporary Certificate of Occupancy shall be as set by periodic fee resolution of the Monroe City Council.

Section 8. MMC 15.04.070(M) is hereby amended as follows:

IBC Section 113 Amended. Section 113 of the IBC is hereby amended to provide 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 MMC Title 21. 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 not authority to waive requirements of this code.

Section 9. MMC 15.04.070(N) is hereby amended as follows:

IBC Section 114.4 Amended. Subsection 114.4 is hereby amended by adding a new sentence at the end of Subsection 114.4 to read as follows:

**114.4 Violation Penalties.** Penalties for violations of the Building Code shall be as set forth in Section 15.04.200 of the Monroe Municipal Code.

Section 10. MMC 15.04.070(O) is hereby amended as follows:

IBC Section 115.2 Amended. IBC Section 115.2 is hereby amended to by adding the following sentence to the end of the section:

**115.2 Issuance.** 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.

Section 11. MMC 15.04.070(P) is hereby amended as follows:

IBC Section 115.4 Added. A new subsection 115.4 of the IBC is hereby added to read as follows:

**115.4 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.

Section 12. MMC 15.04.070(R) is hereby amended as follows:

IBC Subsection 501.2 Amended. Subsection 501.2 of the IBC is hereby amended to read as follows:

**501.2 [F] Address identification.** New and existing buildings shall be provided with approved address numbers or letters. Each character shall be a minimum 6 inches high and a minimum of 0.75 inch wide. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. 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.

Section 13. MMC 15.04.070(AA) is hereby amended as follows:

IBC Section 3412.2. Amended. Section 3412.2 of the IBC is hereby amended to read as follows:

**3412.2 Applicability** Structures existing prior to May 1, 1987 in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

Section 14. The introductory statement to MMC 15.04.080 is hereby amended to read as follows:

**15.04.080 International Mechanical Code adopted.** The International Mechanical Code (“IMC”), 2009 Edition, WAC Chapter 51-52 published by the International Code Council, together with the 2009 state-wide amendments, effective July 1, 2010, are hereby adopted by reference; provided however, that the standards for liquefied petroleum gas installations shall be 2008 NFPA 58 (Liquefied Petroleum Gas Code) and 2009 ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

Section 15. MMC 15.04.080(F) is hereby repealed.

Section 16. The introductory statement to MMC 15.04.090 is hereby amended to read as follows:

**15.04.090 Uniform Plumbing Code and standards adopted.** The Uniform Plumbing Code (“UPC”), 2009 Edition, WAC Chapter 51-56, WAC Chapter 51-57 with 2009 state-wide amendments, effective July 1, 2010, published by the International Association of Plumbing and Mechanical Officials, including Appendixes A, B, & I, as amended; are hereby adopted by reference, as amended herein; provided, that nothing in this section shall apply to fuel gas piping.

Section 17. The introductory statement to MMC 15.04.100 is hereby amended to read as follows:

**15.04.100 International Residential Building Code adopted.** The International Residential Building Code published by the International Code Council, 2009 Edition, including Appendix F (Radon Control Methods), Appendix G (Swimming Pools, Spas, and Hot Tubs), and Appendix R (Dwelling Unit Fire Sprinkler Systems), together with amendments and/or additions thereto, are hereby adopted by reference. The 2009 Edition of the International Residential Code 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.

Section 18. MMC 15.04.100(B) is hereby repealed.

Section 19. MMC 15.04.100(D) is hereby amended as follows:

1. The subsection entitled "Buildings" is amended as follows:
  - a. Subsection 105.2 (1) is hereby amended to read as follows:

One-story detached accessory structures 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 roof area does not exceed 200 sf. Accessory buildings must be considered to be portable and may not be constructed on permanent foundations such as poured-in-place concrete footings or poured-in-place concrete poles or posts.

- b. Subsection 105.2(6) is deleted.

2. The subsection entitled "Electrical" is deleted.

Section 20. MMC 15.04.100(I) is hereby repealed.

Section 21. MMC 15.04.100(J) is hereby amended as follows:

IRC Section 108.2 Amended. Section 108.2 of the IRC is hereby amended to read as follows:

**108.2 Schedule of permit fees.** On buildings, structures, electrical, 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 and Table 1-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.

Section 22. MMC 15.04.100(N) is hereby amended as follows:

IRC Section R112 Amended. Section R112 of the IRC is hereby amended to provide 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 MMC Title 21. 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.

Section 23. MMC 15.04.100(Q) is hereby amended as follows:

IRC Table R301.2(1) Amended. Table R301.2(1) of the IRC is hereby amended in its entirety to read as follows:

Table R301.2 (1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Speed <sup>d</sup>	Topographic effects <sup>k</sup>	Seismic Design Category <sup>f</sup>	Weathering <sup>a</sup>	Frost-line depth <sup>b</sup>	Termites <sup>c</sup>	Winter Design Temp <sup>e</sup>	Ice Barrier Underlayment Required	Flood Hazards <sup>g</sup>	Air Freeze Index <sup>i</sup>	Mean Annual Temp <sup>j</sup>
25 lbs/ft <sup>2</sup>	85 mph	YES	D1/D2	Moderate	18"	Slight	26°	No	See MMC 14.01	174	51.2°

For SI: 1 pound per square foot = 0.0479 kN/m<sup>2</sup>, 1 mile per hour = 1.609 km/h.

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.

h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index - USA Method (Base 32 ° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index - USA Method (Base 32°Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

Section 24. MMC 15.04.100(S) is hereby repealed.

Section 25. The introductory statement to MMC 15.04.110 is hereby amended to provide as follows:

**15.04.110 International Fire Code adopted.** The 2009 Edition of the International Fire Code ("IFC"), as published by the International Code Council as adopted by the State of Washington in Ch. 19.27 RCW and amended by the Building Code Council in Washington Administrative Code Chapter 51-54, including those standards of the National Fire Protection Association specifically referenced in the International Fire Code, and including Appendices B (Fire-Flow Requirements for Buildings), C (Fire Hydrant Locations and Distribution), D (Fire Apparatus Access Roads), J (Emergency Responder Radio Coverage) and K (Wildland and Urban Interface Code). The 2009 Edition of the International Fire Code 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.

Section 26. MMC 15.04.110(B) is hereby amended as follows:

IFC Section 101.2.1 Amended. Section 101.2.1 of the IFC is hereby amended 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 D: Fire Apparatus Access Roads
- Appendix J: Emergency Responder Radio Coverage
- Appendix K: Wildland Urban Interface Code

Section 27. MMC 15.04.110(I) is hereby amended as follows:

IFC Section 105.4.1.2 Added. A new section 105.4.1.2 is hereby added to the IFC 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 to the Department of Fire Prevention prior to the final fire inspection for occupancy. Such data shall be utilized by the Department for the creation of pre-incident plans.

Section 28. MMC 15.04.110(M) is hereby amended as follows:

IFC Section 105.7.11 Deleted. Section 105.7.11 of the IFC entitled "Private fire hydrants" is hereby deleted in its entirety.

Section 29. MMC 15.04.110(R) is hereby amended as follows:

IFC Subsection 505.1 Amended. Subsection 505.1 of the IFC is hereby amended to read as follows:

**505.1 Address numbers.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 0.75 inch (19.1 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure.

Section 30. MMC 15.04.110(T) is hereby amended as follows:

IFC Section 507.5.1 Amended. Section 507.5.1 of the IFC is hereby amended to read as follows:

**507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

**Exception:** For Group R-3 and Group U occupancies, the distance requirement shall be 300 feet.

Section 31. MMC 15.04.110(U), (Y) and (Z) are hereby repealed.

Section 32. MMC.15.04.110(FF) is hereby amended as follows:

IFC Subsections D103.2, D103.3, D103.4, and D103.5 are hereby amended in their entirety to read as follows:

**D103.2 Fire Lane Marking and Signage.** Fire apparatus access roads shall be marked and signed in accordance Sections D103.2.1 through D103.2.2.

**D103.2.1 Marking of Curbs and Roadway Surface.** Fire apparatus access roads shall be marked whenever necessary to maintain the unobstructed minimum required width of fire apparatus access roads. Marked fire apparatus access roads, or “fire lanes” as defined in Section 502.1 of the code, shall be established or relocated upon orders from the fire code official at the time of plan review; pre-construction site inspection; post-construction site inspection; and any time during the life of the occupancy requiring fire apparatus access.

**D103.2.1.1 Installation and Maintenance.** Marked fire lanes shall be installed and maintained in accordance with this Section. Only those fire apparatus access roads established or authorized by the fire code official may be marked as a “fire lane.” Fire lanes shall be marked by any one or more of the following types of marking:

1. Curbs shall be marked with red traffic paint covering the top and front, extending the length of the designated fire lane. Four-inch (4”) white block letters which read “NO PARKING – FIRE LANE” shall be stenciled at least every twenty-five (25) linear feet on the red curb.

2. Rolled curbs shall be covered with red traffic paint, extending the length of the designated fire lane. Four-inch (4”) white block letters which read “NO PARKING – FIRE LANE” shall be stenciled at least every twenty-five (25) linear feet on the red curb.

3. Lanes without curbs shall be identified by red traffic paint as a 6 inch wide stripe on the pavement, extending the length of the designated fire lane. The words “NO PARKING – FIRE LANE” shall be in 3 inch stroke white block letters 18 inches in height, and placed 8 inches measured perpendicular from the red paint stripe on the pavement. Where long drives require no parking on either side of the access road, repetitions shall alternate sides of the drive.

4. Where directed by the fire code official, specific areas shall be designated and those areas are to be marked with diagonal striping across the width of the fire lane. Diagonal marking shall be used in conjunction with painted curbs and/or edge striping and shall run at an angle of 30 to 60 degrees from one side to the other. These diagonal lines shall be in red

traffic paint, parallel with each other, at least 6 inches in width, and 24 inches apart. Lettering shall occur as specified above.

5. NO PARKING—FIRE LANE signs complying with Figure D103.2.2. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.2.2.1 or D103.2.2.2.

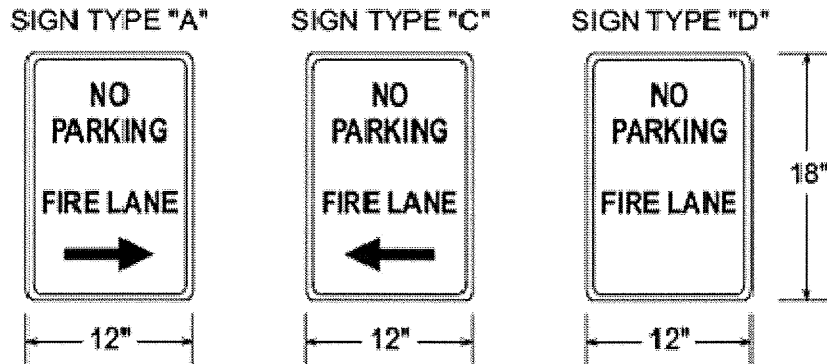


FIGURE D103.2.1.1  
FIRE LANE SIGNAGE

**D103.2.2.1 Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be marked on both sides as no parking.

**D103.2.2.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be marked on one side of the road as no parking.

**D103.3 Obstruction of fire apparatus access roads.** No person shall stop, stand or park a vehicle or maintain any obstruction in any such designated fire lane whether occupied or not, except temporarily for the purposes of and while actually engaged in loading or unloading property or passengers.

**D103.4 Required gates or barricades.** The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

**D103.4.1 Secured gates and barricades.** When required, gates and barricades shall be secured in an approved manner. Roads, trails and other

access ways that have been closed and obstructed in the manner prescribed by Section D103.4 shall not be trespassed on or used unless authorized by the owner and the fire code official.

**Exception:** The restriction on use shall not apply to public officers acting within the scope of duty.

**D103.5 Security gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gate openers shall be listed in accordance with UL 325 and equipped with a means of opening the gate by fire department personnel for emergency access. Gates intended for automatic operations shall be designed, constructed and installed to comply with the requirements of ASTM F2200. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless an approved Knox Box ® containing the key(s) to the lock is installed at the gate in an approved location.
7. Locking device specifications shall be submitted for approval by the fire code official prior to installation of the gate.

Section 33. MMC 15.04.120 is hereby amended as follows:

**15.04.120 International Property Maintenance Code adopted.** The International Property Maintenance Code, 2009 Edition, published by the International Code Council together with amendments and/or additions thereto, are hereby adopted by reference.

Section 34. Section 15.04.130 of the Monroe Municipal Code is hereby amended as follows:

**15.04.130 Washington State Energy Code adopted.** The city adopts by this reference that certain code designated as the Washington State Energy Code, current Edition, Chapter 51-11 WAC together with amendments,

Section 35. MMC 15.04.140 is hereby repealed.

Section 36. The introductory comment to MMC 15.04.145 is hereby amended to read as follows:

**15.04.145 International Fuel Gas Code adopted.** The 2009 International Fuel Gas Code (“IFGC”), 2009 Edition, WAC Chapter 51-52 published by the International Code Council, together with the 2009 state-wide amendments, effective July 1, 2010, are hereby adopted by reference; provided however, that the standards for liquefied petroleum gas installations shall be 2008 NFPA 58 (Liquefied Petroleum Gas Code) and 2009 ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

Section 37. MMC 15.04.145(D) is hereby amended as follows:

IFGC Section 106.5.3 Amended. Section 106.5.3 of the IFGC is hereby amended to read as follows:

**106.5.3 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. If the applicant has not called for a required inspection within 180 days from the date of issuance of the permit, or within 180 days from a previous inspection, the permit shall become invalid.

The building official is authorized to grant, in writing, one extension of time, for a period of 180 days. The extension shall be requested in writing, prior to the expiration date of the permit, and justifiable cause demonstrated. Permits are not transferable and any change in use, occupancy, tenancy, contractor or ownership shall require that a new permit be issued.

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

Section 38. MMC 15.04.145(F) is hereby repealed.

Section 39. MMC 15.04.145(G) is hereby amended as follows:

IFGC Section 106.6.2 Amended. Section 106.6.2 of the IFGC is hereby amended to read as follows:

**106.6.2 Schedule of permit fees.** The fee for each permit required under the Fuel Gas Code shall be as set by periodic fee resolution of the Monroe City Council.

Section 40. MMC 15.04.145(H) is hereby amended as follows:

IFGC Section 106.6.3 Amended. Section 106.6.3 of the IFGC is hereby amended to read as follows:

**106.6.3 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, and with justifiable cause.

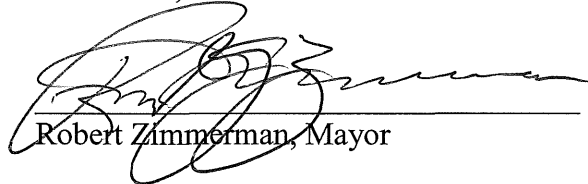
Section 41. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 42. Effective Date. This ordinance shall take effect August 29, 2010.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 3rd day of August, 2010.

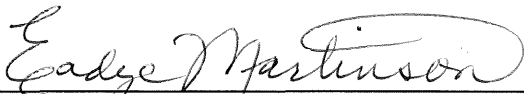
1<sup>st</sup> Reading: 8/17/10  
Published: 8/24/10  
Effective: 8/29/10

MONROE, WASHINGTON



Robert Zimmerman, Mayor

ATTEST/AUTHENTICATED:



Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:



Phil Olbrechts, City Attorney