

**CITY OF MONROE**  
**ORDINANCE NO. 018/2020**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 15.04 MMC BUILDING CODE; ADOPTING BY REFERENCE THE 2018 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL ENERGY CONSERVATION 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, ALL TOGETHER WITH LOCAL AMENDMENTS THERETO; REPEALING THE CITY'S PREVIOUS ADOPTION BY REFERENCE OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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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 (2018) state-adopted standards, together with appropriate local amendments thereto; and

WHEREAS, the City Council further desires to repeal the City's previous adoption by reference of the 1997 Uniform Code for the Abatement of Dangerous Buildings, and to instead adopt by reference the 2018 International Property Maintenance Code; 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. Repealer; Superseding Effect. Without limitation of the foregoing, it is the City Council's express intent to repeal the City's previous adoption by reference of the 1997 Uniform Code for the Abatement of Dangerous Buildings, and to replace and supersede said code with the 2018 International Property Maintenance Code adopted by reference pursuant to Section 1 of this ordinance.

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 Exhibit A shall take effect on February 1, 2021.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 8th day of December, 2020.

First Reading: 11/10/2020  
Adoption:  
Published:  
Effective:

CITY OF MONROE, WASHINGTON:

  
Geoffrey Thomas (Dec 9, 2020 18:10 PST)

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Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



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Rabecca R. Hasart, City Clerk

  
Zach Lell (Dec 10, 2020 17:24 PST)

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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))~~ **Official References.**
- 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 ~~((2015))~~ **2018** Edition of the International Building Code, Chapter 51-50 WAC, adopted.
- 15.04.075 State Building Code adoption and amendment of the 2018 Edition of the International Existing Building Code, Chapter 51-50 WAC, adopted**
- 15.04.080 State Building Code adoption and amendment of the ~~((2015))~~ **2018** Edition of the International Mechanical Code, Chapter 51-52 WAC, adopted.
- 15.04.085 State Building Code adoption and amendment of the 2018 Edition of the International Fuel Gas Code, Chapter 51-52 WAC, adopted**
- 15.04.090 State Building Code adoption and amendment of the ~~((2015))~~ **2018** Edition of the Uniform Plumbing Code, Chapter 51-56 WAC, adopted.
- 15.04.100 State Building Code adoption and amendment of the ~~((2015))~~ **2018** Edition of the International Residential Code, Chapter 51-51 WAC, adopted.
- 15.04.110 State Building Code adoption and amendment of the ~~((2015))~~ **2018** Edition of the International Fire Code, Chapter 51-54A, adopted.
- 15.04.120 ~~((Uniform Code for the Abatement of Dangerous Buildings adopted))~~ **Adoption and amendments of the 2018 International Property Maintenance Code.**
- 15.04.130 International Energy Conservation Code adopted.
- 15.04.145 ~~((Repealed))~~ **State Building Code adoption and amendment of the 2018 Edition of the International Swimming Pool and Spa Code, Chapter 51-50 WAC, adopted**
- 15.04.150 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, (~~2015~~)**2018** Editions;
2. The International Building Code, published by the International Code Council, (~~2015~~)**2018** Edition;
3. The International Existing Building Code, published by the International Code Council, (~~2015~~)**2018** Edition;
4. The International Residential Code, published by the International Code Council, (~~2015~~)**2018** Edition;
5. The International Mechanical Code, published by the International Code Council, (~~2015~~)**2018** Edition;
6. The International Fuel Gas Code, published by the International Code Council, (~~2015~~)**2018** Edition;

7. The International Fire Code, published by the International Code Council, ((2015))**2018** Edition;
8. The Uniform Plumbing Code, and standards, published by the International Association of Plumbing and Mechanical Officials, ((2015))**2018** Edition;
9. ((The Uniform Code for the Abatement of Dangerous Buildings, published by the International Code Council, 1997 Edition;)) **The International Property Maintenance Code, published by the International Code Council, 2018 Edition;**

**10. The International Swimming Pool and Spa Code, published by the International Code Council, 2018 Edition;**

- ((40))11. The State Building Code, Chapter [19.27](#) RCW;
- ((44))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~~)) **Official References.**

((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, ((ADA))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 ((2015)2018 Edition of the International Building Code, Chapter 51-50 WAC, adopted.

The State Building Code adoption and amendment of the ((2015))2018 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 ((of the IBC)) 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 101.2.2 Added. A new Section 101.2.2 is hereby added to the IBC to read as follows:~~

~~101.2.2 Existing Buildings. Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the International Existing Building Code.))~~

~~((C))~~**B.** IBC Section 105.2 Amended. Section 105.2 ((of the IBC)) is hereby amended to read as follows:

~~((1. The subsection entitled “Building” is amended as follows:~~

~~a. Subsection 105.2(1) is hereby amended to read as follows:))~~

**Building:**

**1.** One-story detached accessory 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.~~) **provided that the floor area does not exceed 200 square feet.** Accessory buildings must **meet required zoning setbacks,** 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.

**2. Fences not over 6 feet high.**

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

**a. For fixtures/racks 6 feet or more in height, seismic connection details are required to be submitted with your plan and permit application.**

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

2. The subsection entitled “Electrical” is hereby deleted.

**C. IBC Section 105.5 Amended. Section 105.5 is hereby amended to read as follows:**

**105.5 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.**

**D. IBC Section 109.2 Amended. Section 109.2 ((of the IBC))is hereby amended to ((provide))**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 (~~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.

E. IBC Section 109.3 Amended. Section 109.3 (~~of the IBC~~) is hereby amended to (~~provide~~) **read** as follows:

~~((Table of valuations. Building Valuation Data—Square Foot Construction Costs Table (latest edition) from the Building Safety Journal published by ICC.))~~ **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.**

F. 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.
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, and with justifiable cause.

G. IBC Section 111.3 Amended. (~~IBC~~) Section 111.3 is hereby amended (~~by adding the following sentence to the end of the subsection~~) **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 may impose such conditions upon a temporary certificate of occupancy as necessary, in the building officials sole discretion, to protect the public health, safety and welfare. 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.

H. IBC Section 113 Amended. Section 113 (~~of the IBC~~) is hereby amended to (~~provide~~) **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](#) 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.

I. IBC Section 114.2 Amended. ~~((Subsection))~~**Section** 114.2 is hereby amended to ~~((provide))~~**read** as follows:

114.2 ~~((Code Enforcement))~~**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. IBC Section 114.3 Deleted. ~~((Subsection))~~**Section** 114.3 is deleted in its entirety.

K. IBC Section 114.4 Deleted. ~~((Subsection))~~**Section** 114.4 is deleted in its entirety.

L. IBC Section 115.2 Amended. ~~((IBC))~~Section 115.2 is hereby amended ~~((by adding the following sentence to the end of the section))~~**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. IBC Section 115.4 ~~((Added))~~**Adopted**. A new ~~((Subsection))~~**Section** 115.4 ~~((of the IBC))~~ is hereby ~~((added))~~**adopted** 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](#).

~~((N.—IBC Section 202 Amended. Definitions of substantial damage and substantial improvement are hereby amended as follows:~~

~~SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the assessed value of the structure before the damage occurred.~~

~~SUBSTANTIAL IMPROVEMENT. 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 structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the code official and that are the minimum necessary to assure safe living conditions. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.))~~

~~(P)N.~~ IBC ~~((Subsection))~~Section ((501.2))502.1 Amended. ~~((Subsection))~~Section ((501.2))502.1 ~~((of the IBC))~~ is hereby amended to read as follows:

[F] ~~((501.2))~~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 ~~((501.2))~~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 ~~((501.2))~~502.1 Address Numbering Size Table**

<b>DISTANCE FROM STREET OR ROAD</b>	<b>MINIMUM SIZE</b>
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

~~((P))~~O. IBC Section [F] 903.2.13 ~~((Added))~~Adopted. A new Section [F] 903.2.13 ~~((of the IBC))~~ is hereby ~~((added))~~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 (~~(Section 903.2.13)~~)**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.

~~(Q)~~**P.** IBC Section [F] 903.3.7 (~~(Added)~~)**Adopted**. A new (~~(Subsection)~~)**Section** [F] 903.3.7 (~~(of the IBC)~~) is hereby (~~(added)~~)**adopted** to read as follows:

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

~~(R)~~**Q.** IBC Section [F] (~~(903.3.8 Added)~~)**903.3.9 Adopted**. A new Section [F] (~~(903.3.8)~~)**903.3.9** (~~(of the IBC)~~) is hereby (~~(added)~~)**adopted** to read as follows:

[F] (~~(903.3.8)~~)**903.3.9** Fire Control Room. All multiple tenant buildings; buildings constructed speculatively ("spec") as shells or warehouses, and all buildings in excess of 20,000 square feet which require fire sprinkler protection shall be constructed with a dedicated fire control room in accordance with Section (~~(903.3.8)~~)**903.3.9**.

[F] (~~(903.3.8.1)~~)**903.3.9.1** Size and construction. The fire control room shall be adequately sized to allow 3 feet of clearance around the circumference of the sprinkler riser for inspection, testing, and maintenance. The construction of the fire control room shall consist of materials similar to adjacent areas, except that there shall be no requirements to provide fire resistive construction on the interior walls which form the fire control room.

[F] (~~(903.3.8.2)~~)**903.3.9.2** Location. The fire control room shall be located adjacent to an outside wall of the building, and a dedicated outside entrance with a minimum 36" swinging door shall be provided.

[F] (~~(903.3.8.3)~~)**903.3.9.3** Contents. The fire control room shall contain only the fire sprinkler riser(s), fire alarm control panel, fire pump(s), and other necessary fire protection appliances and communications equipment. No storage of combustible items is allowed inside the fire control room.

[F] ~~((903.3.8.4))~~**903.3.9.4** Signage. The outside door providing access to the fire control room shall bear a sign or placard with minimum 4" white lettering on a red background which reads: "FIRE CONTROL ROOM."

~~((S))~~**R.** IBC Section 1612.3 Amended. Section 1612.3 ~~((of the IBC))~~ is **hereby** amended ~~((in its entirety))~~ to read as follows:

1612.3 ~~((Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Snohomish County, Washington and Incorporated Areas," dated September 16, 2005, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.))~~**Basis for establishing the areas of special flood hazard. The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Snohomish County, WA, and Incorporated Areas" dated June 19, 2020, and any revisions thereto, with accompanying flood insurance rate maps (FIRMs) dated June 19, 2020, and any revisions thereto, are hereby 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).**

~~((T. IBC Appendix J (Grading) Amended. Appendix J (Grading) of the IBC is hereby amended as follows:~~

- ~~1. Subsection J101.2 of Appendix J (Grading) of the IBC is hereby deleted in its entirety.~~
- ~~2. The term "city engineer" shall be substituted for the term "building official" throughout Appendix J (Grading).))~~

## **15.04.075 State Building Code adoption and amendment of the 2018 Edition of the International Existing Building Code, Chapter 51-50 WAC, adopted.**

**The State Building Code adoption and amendment of the 2018 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 105.5 Amended. Section 105.5 is hereby amended to read as follows:**

**105.5 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.**

**C. IEBC Section 108.2 Amended. Section 108.2 is hereby amended to read as follows:**

**108.2 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 ((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.**

**D. IEBC Section 108.3 Amended. Section 108.3 is hereby amended to read as follows:**

**108.3 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.**

**E. IEBC Section 108.6 Amended. Section 108.6 is hereby amended to read as follows:**

**108.6 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, and with justifiable cause.**

**F. 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 may impose such conditions upon a temporary certificate of occupancy as necessary, in the building officials sole discession, to protect the public health, safety and welfare. 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.**

**G. IEBC Section 112 Amended. Section 112 is hereby amended 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 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.**

**H. IEBC Section 113.2 Amended. Section 113.2 is hereby amended 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](#).**

**I. IEBC Section 113.3 Deleted. Section 113.3 is hereby deleted in its entirety.**

**K. IEBC Section 113.4 Deleted. Section 113.4 is hereby deleted in its entirety.**

**L. 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.**

**M. IEBC Section 114.4 Adopted. A new section 114.4 is hereby adopted to read as follows:**

**114.4 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](#).**

15.04.080 State Building Code adoption and amendment of the ((2015))**2018** Edition of the International Mechanical Code, Chapter 51-52 WAC, adopted.

The State Building Code adoption and amendment of the ((2015))**2018** Edition of the International Mechanical Code, Chapter [51-52](#) WAC, are hereby adopted by reference. Chapter [51-52](#) WAC is amended to include the following new and amended provisions. In the event of any conflict between any provision of the IMC or the IFGC and this section, the provisions of this section shall apply. New sections or subsections shall be deemed deleted from the IMC and the amended provisions inserted in their place in accordance with the direction of this section.

A. IMC Section 101.1 Amended. Section 101.1 ((of the IMC))is hereby amended to read as follows:

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

B. IMC Section 106.4.3 Amended. Section 106.4.3 ((of the IMC))is hereby amended to read as follows:

106.4.3 Expiration. ((Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or

~~abandoned for a period of 180 days after the time the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be in writing and justifiable cause demonstrated.))~~**Every mechanical 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.**

C. IMC Section 106.4.4 Deleted. Section 106.4.4 (~~(of the IMC)~~) is hereby deleted in its entirety.

D. IMC Section 106.5.2 Amended. Section 106.5.2 (~~(of the IMC)~~) is hereby amended to read as follows:

106.5.2 (~~(Schedule of permit fees)~~)**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.

E. IMC Section 106.5.3 Amended. Section 106.5.3 (~~(of the IMC)~~) is hereby amended to read as follows:

106.5.3 (~~(Refunds)~~)**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, and with justifiable cause.

F. IMC Section 108.2 Amended. (~~(Subsection)~~)**Section** 108.2 is hereby amended to (~~(provide)~~)**read** as follows:

108.2 (~~(Code Enforcement)~~)**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](#).

G. IMC Section 108.3 Deleted. (~~(Subsection)~~)**Section** 108.3 is deleted in its entirety.

H. IMC Section 108.4 Deleted. (~~(Subsection)~~)**Section** 108.4 is deleted in its entirety.

I. IMC Section 108.5 (~~(Deleted)~~)**Amended.** (~~(Subsection)~~)**Section** 108.5 is (~~(deleted in its entirety.)~~)**amended to read as follows:**



**108.5 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. IMC Section 108.6 Deleted. ((Subsection))**Section** 108.6 is deleted in its entirety.

K. IMC Section 109 Amended. Section 109 ((of the IMC))is hereby amended 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.

((1. ~~109.1.1, Limitation of authority~~ Amended. Section 109.1.1 of the IMC is hereby amended by replacing the term “board of appeals” with “hearing examiner.”)) **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.**

**L. 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.**

**M. IMC Section 606.2.2 Amended. Section 606.2.2 ((of the IMC))is hereby amended 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.**

#### **15.04.085 State Building Code adoption and amendment of the 2018 Edition of the International Fuel Gas Code, Chapter 51-52 WAC, adopted.**

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

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

**B. IFGC Section 106.5.3 Amended. Section 106.5.3 is hereby amended to read as follows:**

**106.5.3 Expiration. Every mechanical 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.**

**C. IFGC Section 106.5.4 Deleted. Section 106.5.4 is hereby deleted in its entirety.**

**D. IFGC Section 106.6.2 Amended. Section 106.6.2 is hereby amended to read as follows:**

**106.6.2 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.**

**E. IFGC Section 106.6.3 Amended. Section 106.6.3 is hereby amended to read as follows:**

**106.6.3 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, and with justifiable cause.**

**F. IFGC Section 108.2 Amended. Section 108.2 is hereby amended to read as follows:**

**108.2 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.**

**G. IFGC Section 108.3 Deleted. Section 108.3 is hereby deleted in its entirety.**

**H. IFGC Section 108.4 Deleted. Section 108.4 is hereby deleted in its entirety.**

**I. IFGC Section 108.5 Amended. Section 108.5 is hereby amended to read as follows:**

**108.5 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 Deleted. Section 108.6 is hereby deleted in its entirety.**

**K. IFGC Section 109 Amended. Section 109 is hereby amended 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 ((2015))**2018** Edition of the Uniform Plumbing Code, Chapter 51-56 WAC, adopted.

The State Building Code adoption and amendment of the ((2015))**2018** 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 ((of the UPC ))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 102.2.2 Amended. Section 102.2.2 ((of the UPC ))is hereby amended to read as follows:~~

~~102.2.2 Code Enforcement. 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](#).~~

~~C. UPC Section 102.3 Amended. Section 102.3 ((of the UPC ))is hereby amended to read as follows:~~

~~102.3 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of the UPC 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.

~~102.3.1 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.~~

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

~~103.3.4 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The authority having jurisdiction is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.~~

~~E. UPC Section 103.4 Amended. Section 103.4 ((of the UPC ))is hereby amended to read as follows:~~

~~103.4 Schedule of fees. The fee for each permit and other fee required under the Plumbing Code shall be as by periodic fee resolution of the Monroe City Council.~~

~~F. UPC Section 103.4 Amended. Subsection 103.4.1 ((of the UPC ))is hereby amended to read as follows:~~

~~103.4.1 Plan Review Fees. When a plan or other data is required to be submitted by Section 103.2.1, 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.~~

~~G. UPC Section 103.4.4 Amended. Section 103.4.4 ((of the UPC ))is hereby amended to read as follows:~~

~~103.4.4 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 plumbing permit, and with justifiable cause.))

**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 Amended. Section 104.4.3 is hereby amended 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 Deleted. Section 104.4.4 is hereby deleted in its entirety.**

**E. UPC Section 104.5 Amended. Section 104.5 is hereby amended to read as follows:**

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

**F. UPC Section 104.5.3 Amended. Section 104.5.3 is hereby amended to read as follows:**

**104.5.3 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, and with justifiable cause.**

**G. UPC Section 106.2 Amended. Section 106.2 is hereby amended 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.**

**H. UPC Section 106.3 Deleted. Section 106.3 is hereby deleted in its entirety.**

**I. UPC Section 106.4 Amended. Section 106.4 is hereby amended 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.**

**J. UPC Section 107.0 Amended. Section 107.0 is hereby amended 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 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.**

**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.**

**K. UPC Section 1014.1.3 Amended. Section 1014.1.3 is hereby amended 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 ~~((2015))~~2018 Edition of the International Residential Code, Chapter 51-51 WAC, adopted.

The State Building Code adoption and amendment of the ~~((2015))~~2018 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 105.2 Amended. Section 105.2 (~~(of the IRC)~~) is hereby amended to read as follows:

~~((1. The subsection entitled “Building” is amended as follows:))~~

~~((a. Subsection 105.2(1) is hereby amended to read as follows:))~~

~~((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. Accessory buildings must be considered to be portable and may not be constructed on permanent foundations such as poured in place concrete footings.))~~

**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.**

~~((2.))~~The subsection entitled “Electrical” is deleted.

C. IRC Section 105.3.1.1 Amended. Section 105.3.1.1 (~~(of the IRC)~~) is hereby amended (~~(in its entirety)~~) 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.

D. IRC Section R105.5 Amended. Section R105.5 (~~of the IRC~~) is hereby amended to read as follows:

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

**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.**

E. 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, 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.

F. **IRC** Section R108.5 Amended. Section R108.5 (~~of the IRC~~) is hereby amended 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, and with justifiable cause.

G. IRC Section ~~((R110.1))~~**R110.3** Amended. Section ~~((R110.1))~~**R110.3** ~~((of the IRC))~~ is hereby amended ~~((by adding a sentence to the end of the first paragraph))~~ 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.

H. IRC Section R112 Amended. Section R112 ~~((of the IRC))~~ is hereby amended to ~~((provide))~~**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](#) 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.

I. IRC Section R113.2 Amended. ~~((Subsection))~~**Section** R113.2 is hereby amended to ~~((provide))~~**read** as follows:

~~((R112.2))~~**R113.2** ~~((Code Enforcement))~~**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. IRC Section R113.3 Deleted. ~~((Subsection))~~**Section** R113.3 is **hereby** deleted in its entirety.

K. IRC Section R113.4 Deleted. ~~((Subsection))~~**Section** 113.4 is **hereby** deleted in its entirety.

L. IRC Section R114 Amended. Section R114 ~~((of the IRC))~~is hereby Amended to read as follows:

R114.1 Notice to owner. Upon notice from the building official that work on any building or structure is being prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work and shall state the conditions under which 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.

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

R114.3 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](#).

M. IRC Table R301.2(1) Amended. Table R301.2(1) (~~of the IRC~~) is hereby amended to read as follows:

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

Ground Snow Load	25 lbs/ft <sup>2</sup>
Wind Speed <sup>d</sup>	<del>((85))</del> <b>110</b> mph
Topographic Effects <sup>k</sup>	YES
Seismic Design Category <sup>f</sup>	D1/D2
Weathering <sup>a</sup>	Moderate
Frost line depth <sup>b</sup>	18"
Termites <sup>c</sup>	Slight
Winter Design Temp <sup>e</sup>	26°
Ice Barrier Underlayment Required <sup>h</sup>	No
Flood Hazards <sup>g</sup>	See MMC <a href="#">14.01</a>
Air Freeze Index <sup>i</sup>	<del>((174))</del> <b>250</b>
Mean Annual Temp <sup>j</sup>	51.2°

N. IRC Section (~~(R329-Added)~~)**R333 adopted**. A new Section (~~(R329 of the IRC)~~)**R333** is hereby (~~(added)~~) **adopted** to read as follows:

~~(R329)~~**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 ((2015))**2018** Edition of the International Fire Code, Chapter 51-54A, adopted.

The State Building Code adoption and amendment of the ((2015))**2018** 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 ((of the IFC))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 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 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 105.3.3 Amended. Section 105.3.3 ((of the IFCentitled “Occupaney prohibited before approval”)) is hereby amended 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 Deleted. Section 105.3.4 ((of the IFC entitled “Conditional permits”)) is hereby deleted in its entirety.

E. IFC Section 105.4.1.2 ((Added))**Adopted**. A new Section 105.4.1.2 is hereby ((Added to the IFC))**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.

F. IFC Section 105.6.15 Deleted. Section 105.6.15 ((of the IFC entitled “Fire hydrants and valves”)) is hereby deleted in its entirety.

G. IFC Section 105.6.37 Deleted. Section 105.6.37 ((of the IFC entitled “Private fire hydrants”)) is hereby deleted in its entirety.

H. IFC Section 105.7.13 Deleted. Section 105.7.13 ((of the IFC entitled “Private fire hydrants”)) is hereby deleted in its entirety.

I. IFC Section ((408 Amended)) **109 Amended**. Section ((408 of the IFC)) **109** is hereby amended to read as follows:

Section ((408))**109** – APPEALS

((408.1))**109.1** 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](#) 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.**

J. IFC Section ((409.3 Amended))**110.3 Amended**. Section ((409.3 of the IFC))**110.3** is hereby amended to read as follows:

((409.3))**110.3** 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](#).**

K. IFC Section ((409.4 Amended. Section 109.4 of the IFC is hereby amended to read as follows:))**110.4 Deleted. Section 110.4 is hereby deleted in its entirety.**

~~((109.4 Violation penalties. Persons who violate a provision of the IFC or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a gross misdemeanor, punishable by a fine of not more than five thousand dollars or by imprisonment not exceeding 365 days or both such fine and imprisonment. Each day that violation continues after due notice has been served shall be deemed a separate offense.))~~

L. IFC Section ~~((111.4 Amended))~~**112.2 Amended**. Section ~~((111.4 of the IFC))~~**112.2** is hereby amended to read as follows:

~~((111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than five hundred dollars or more than five thousand dollars.))~~

**112.2 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. IFC Section 112.4 Deleted. Section 112.4 is hereby deleted in its entirety.**

~~((M))~~**N.** IFC ~~((Subsection))~~**Section 505.1 Amended.** ~~((Subsection))~~**Section 505.1** ~~((of the IFC))~~ is hereby amended 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

~~(N)~~**Q.** IFC ~~(Subsection)~~**Section** 505.2 Amended. ~~(Subsection)~~**Section** 505.2 ~~(of the IFC)~~ 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.

~~(O)~~**P.** IFC Section 506 Amended. Section 506 ~~(of the IFC)~~ is hereby amended 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 ~~(Monroe Fire Marshal)~~**fire code official**, and shall immediately notify the ~~(Monroe Fire Marshal)~~**fire code official** and provide the new key when a lock is changed or rekeyed. All such keys provided to the ~~(Monroe Fire Marshal)~~**fire code official** shall be secured in the building's or business's Knox Box®.

~~(P)~~**Q.** IFC Section 903.2.13 ~~(Added)~~**Adopted**. A new Section 903.2.13 is hereby ~~(added)~~**adopted** ~~(of the IFC)~~ 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 ~~(Section 903.2.13)~~**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.

~~((Q))~~**R.** IFC Section ~~((903.3.7 Added))~~**903.3.9 Adopted.** A new Section ~~((903.3.7))~~**903.3.9** is hereby ~~((added of the IFC))~~**adopted** to read as follows:

~~((903.3.7))~~**903.3.9** Fire Control Room. All multiple tenant buildings; buildings constructed speculatively (“spec”) as shells or warehouses; and all buildings in excess of 20,000 square feet which require fire sprinkler protection shall be constructed with a dedicated fire control room in accordance with Section ~~((903.3.7))~~**903.3.9**.

~~((903.3.7.1))~~**903.3.9.1** Size and construction. The fire control room shall be adequately sized to allow 3 feet of clearance around the circumference of the sprinkler riser for inspection, testing, and maintenance. The fire control room shall not be excessively large so that storage of disallowed items is discouraged. The construction of the fire control room shall consist of materials similar to adjacent areas, except that there shall be no requirements to provide fire resistive construction on the interior walls which form the fire control room.

~~((903.3.7.2))~~**903.3.9.2** Location. The fire control room shall be located adjacent to an outside wall of the building, and a dedicated outside entrance with a minimum 36" swinging door shall be provided.

~~((903.3.7.3))~~**903.3.9.3** Contents. The fire control room shall contain only the fire sprinkler riser(s), fire alarm control panel, fire pump(s), and other necessary fire protection appliances and communications equipment. No storage of combustible items is allowed inside the fire control room.

~~((903.3.7.4))~~**903.3.9.4** Signage. The outside door providing access to the fire control room shall bear a sign or placard with minimum 4" white lettering on a red background which reads: “FIRE CONTROL ROOM.”

~~((R))~~**S.** **IFC Section 907.5 Amended. Section 907.5 is hereby amended to read as follows:**

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

**1. Automatic fire detectors.**

**2. Automatic sprinkler system water flow devices.**

**3. Manual fire alarm boxes.**

**4. Automatic fire-extinguishing systems.**

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

**T. IFC Section 1103.5.3 Amended. Section 1103.5.3 is hereby amended to read as 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.**

**((S))U. IFC Table B105.2 Amended. Table B105.2 ((of the IFC)) is hereby amended to read as follows:**

**((Where the value of 25% is listed in the table, it shall be replaced with 50%.))**

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

**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 ((Uniform Code for the Abatement of Dangerous Buildings adopted.))  
**International Property Maintenance Code adopted.**

((The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Code Council, is hereby adopted.

A. ~~UCADB Section 103 Amended. Section 103 of the UCADB is hereby amended to read as follows:~~

~~Section 103— Alterations, Additions And Repairs. All buildings or structures which are required to be repaired under the provisions of this code shall be subject to the provisions of Chapter 34 of the International Building Code, 2012 Edition and the International Existing Building Code, 2012, Edition, as adopted and amended by the City of Monroe.~~

B. ~~UCADB Section 201.2 Amended. Section 201.2 of the UCADB is hereby amended to read as follows:~~

~~Section 201.2 Inspections. The health officer and the code official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.~~

C. ~~UCADB Section 204 Amended. Section 204 of the UCADB is hereby amended to read as follows:~~

~~Section 204— Inspection of Work. All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the code official in accordance with and in the manner provided by this code and Sections 110 and 1701 of the International Building Code as adopted and amended by the City of Monroe.~~

D. ~~UCADB Section 205 Amended. Section 205 of the UCADB is hereby amended to read as follows:~~

~~Section 205 Code Enforcement. Enforcement of violations of this code shall be in accordance with Chapter [1.04](#) of the Monroe Municipal Code.~~

E. ~~UCADB Section 301 Amended. Section 301 of the UCADB is hereby amended to read as follows:~~

~~For the purpose of this code, certain terms, phrases, words, and their derivatives shall be construed as specified in either this chapter or as specified in the International Building Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Words used in the singular include the plural and plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.~~

~~BUILDING CODE is the International Building Code promulgated by the International Code Council, as adopted by this jurisdiction.~~

~~Dangerous Building is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.~~

~~F. UCADB Chapter 4 Deleted. Chapter 4 of the UCADB is hereby deleted in its entirety.~~

~~G. UCADB Chapter 5 Amended. Chapter 5 of the UCADB is hereby amended to read as follows:~~

~~Chapter 5—APPEALS.~~

~~Section 501 Appeals. All appeals of orders, decisions, interpretations or determinations made by the building official relative to the application and interpretation of this code shall be to the City of Monroe Hearing Examiner in accordance with MMC Title 22. The Hearing Examiner shall have no authority to waive requirements of this code.~~

~~Section 502 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. UCADB Chapter 6 Deleted. Chapter 6 of the UCADB is hereby deleted in its entirety.~~

~~I. UCADB Chapter 7 Deleted. Chapter 7 of the UCADB is hereby deleted in its entirety.~~

~~J. UCADB Section 801.1 Amended. Section 801.1 of the UCADB is hereby amended to read as follows:~~

~~Section 801.1— Procedure. When any work of repair or demolition is to be done pursuant to Monroe Municipal Code Section 1.04.030, the building official shall issue an order therefore to the director of public works and the work shall be accomplished by personnel of his jurisdiction or by private contract under the direction of said director. Plans and specifications therefor may be prepared by said director, or the director may employ such architectural and engineering assistance on a contract basis as deemed reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.)~~

**The 2018 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. In the event that any provision of the IPMC, as amended by this section, are irreconcilably preempted by any applicable provision of State and/or Federal law, the State and/or Federal law provision shall control to the extent of such preemption.**

**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 103.5 Amended. Section 103.5 is hereby amended to read as follows:**

**Section 103.5 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 Amended. Section 107 is hereby amended 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 111 Amended. Section 111 is hereby amended to read as follows:**

**Section 111 – APPEALS.**

**111.1 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 MMC. The Hearing Examiner shall have no authority to waive requirements of this code.**

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.

**E. IPMC section 112.2 Amended. Section 112.2 is hereby amended to read as follows:**

**112.2 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.**

**F. IPMC Section 112.4 Deleted. Section 112.4 is hereby deleted in its entirety.**

**G. IPMC Section 202 Amended. Definition of Premises is hereby amended to read as follows:**

**Premises. A lot, plot or parcel of land, including any structures.**

**H. IPMC Section 301.2 Amended. Section 301.2 is hereby amended to read as follows:**

Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises a\they occupy and control.

It shall be the responsibility of the property owner of property abutting upon a public way or underlying an easement to maintain such public way or easement, outside of the roadway as defined by RCW 46.04.500, in compliance with these requirements.

I. 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.

J. 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.

K. 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 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 Table R301.2(1) of the IRC as amended by the city of Monroe.

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.

L. 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.

**M. IPMC Appendix A “Boarding Standard” is hereby adopted in its entirety.**

15.04.130 International Energy Conservation Code adopted.

~~((The International Energy Conservation Code, 2012 Edition, Chapter [51-11C](#) WAC, published by the International Code Council, together with the 2012 state wide amendments, effective July 1, 2013, is hereby adopted by reference.))~~**As adopted by the State of Washington Building Code Council under Chapters 51-11R and 51-11C WAC, the 2018 Edition of the International Energy Conservation Code as published by the International Code Council along with the State of Washington Building Code Council’s amendments are adopted by reference.**

15.04.145 ~~((International Fuel Gas Code adopted.))~~**International Swimming Pool and Spa Code.**

~~((Repealed by [Ord. 007/2016](#)))~~

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

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

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

**B. ISPSC Section 105.5.3 Amended. Section 105.5.3 is hereby amended to read as follows:**

**105.5.3 Expiration. Every 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.**

**C. ISPSC Section 105.5.4 Deleted. Section 105.5.4 is hereby deleted in its entirety.**

**D. ISPSC Section 105.6.2 Amended. Section 105.6.2 is hereby amended to read as follows:**

**105.6.2 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.**

**E. ISPSC Section 105.6.3 Amended. Section 105.6.3 is hereby amended to read as follows:**

**105.6.3 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, and with justifiable cause.**

**F. ISPSC Section 107.2 Amended. Section 107.2 is hereby amended to read as follows:**

**107.2 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.**

**G. ISPSC Section 107.3 Deleted. Section 107.3 is hereby deleted in its entirety.**

**H. ISPSC Section 107.4 Deleted. Section 107.4 is hereby deleted in its entirety.**

**I. ISPSC Section 107.5 Amended. Section 107.5 is hereby amended to read as follows:**

**107.5 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. ISPSC Section 107.6 Deleted. Section 107.6 is hereby deleted in its entirety.**

**K. ISPSC Section 108 Amended. Section 108 is hereby amended to read as follows:**

**Section 108 – APPEALS**



**108.1 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. 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.**

#### 15.04.150 Approval of application and appeals.

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

#### 15.04.160 Disclaimer of liability.

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

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

#### 15.04.180 Permit issuance prerequisite – Private sewage disposal permit.

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

#### 15.04.190 Fees.

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

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

C. *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 seventy-five percent of the building permit fee as shown in Table 1-A of the Monroe fees resolution.

#### 15.04.200 Violation – Penalty – Effective.

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

B. Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a gross misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued, or permitted and upon conviction of any such violation such violation shall be subject for a maximum term fixed by the court of not 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 such imprisonment and fine.









# 018-2020 2018 Building Code Update Ordinance

Final Audit Report

2020-12-11

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