

TITLE 15

BUILDING CONSTRUCTION

(NEW CONSTRUCTION, PLUMBING, MECHANICAL, GAS, ENERGY CODE, CHANGE IN USE, EXEMPT ITEMS, FIRE ALARMS, SPRINKLER AND EXTINGUISHING SYSTEMS, FIREWORKS STANDS, SWIMMING POOLS, DEMOLITIONS & MISCELLANEOUS)

Chapters:

- 15.04 STATE BUILDING CODE
- 15.06 INTERNATIONAL BUILDING CODE (WAC 51-50)
- 15.08 INTERNATIONAL RESIDENTIAL CODE (WAC 51-51)
- 15.10 INTERNATIONAL MECHANICAL CODE (WAC 51-52)
- 15.12 INTERNATIONAL FIRE CODE (WAC 51-54A)
- 15.14 UNIFORM PLUMBING CODE (WAC 51-56)
- 15.16 WASHINGTON STATE ENERGY CODE (WAC 51-11R & 51-11C)
- 15.18 INTERNATIONAL EXISTING BUILDING CODE (WAC 51-50)
- 15.20 INTERNATIONAL SWIMMING POOL AND SPA CODE
- 15.22 SNOW LOADS
- 15.48 FEES (NOT ASSOCIATED WITH NUISANCE ORDINANCE)

Chapter 15.04

STATE BUILDING CODE

Sections:

- 15.04.010 Adoption
- 15.04.020 Penalty for violation
- 15.04.030 Severability
- 15.04.040 Conflict

15.04.010 – Adoption

As amended by chapters 51-50, 51-51, 51-52, 51-54A, 51-56, 51-11C and 51-11R of the Washington Administrative Code (WAC) and this Title, those codes as set forth in Revised Code of Washington (RCW) 19.27 and 19.27A are adopted as the minimum regulations of Klickitat County governing buildings and

structures, and shall have the same force and effect as if fully set forth herein. Specifically, these codes include:

- A. The International Building Code, published by the International Code Council, Inc.;
- B. The International Residential Code, published by the International Code Council, Inc.;
- C. The International Mechanical Code, published by the International Code Council, Inc.;
- D. The International Fire Code, published by the International Code Council, Inc.;
- E. The Uniform Plumbing Code and Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials;
- F. The most current edition of the Washington State Energy Code, filed as Chapter 51-11C and 51-11R WAC;
- G. The International Existing Building Code, published by the International Code Council; and
- H. The International Swimming Pool and Spa Code, published by the International Code Council.

15.04.020 – Penalty for violation

- A. Any person violating the provisions of this Title is subject to penalty pursuant to Klickitat County Municipal Code, Title 1, Chapter 1.20.
- B. Further, violation of this Title is declared unlawful and a public nuisance. Actions against such nuisances may be brought by the owner or owners of land lying within the county or by residents of the county; or the Prosecuting Attorney may commence action(s) or proceedings, to obtain such relief as will abate or remove buildings, structures or uses or will restrain any person from setting up, erecting, building, moving or maintaining any such building or structure, or using any property contrary to the provisions of the county ordinances and resolutions.

15.04.030 – Severability

If any Section, Subsection, sentence, clause or phrase of this Title is for any reason held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

15.04.040 – Conflict

Whenever any conflict occurs between any Section of this Title and the Codes referred to in this Title, the most restrictive shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Chapter 15.06

INTERNATIONAL BUILDING CODE

Sections:

- 15.06.010 Adoption
- 15.06.020 General
- 15.06.030 Amendments

15.06.010 – Adoption

As amended by WAC 51-50, the 2018 edition of the International Building Code, including Appendix E, published by the International Code Council is hereby adopted by reference, with the following additions, deletions and exceptions:

15.06.020 – General

The following shall be in addition to the requirements of the International Building Code:

- A. Lot Lines, Setback Lines and Height of Structure. Notwithstanding the authority of the Building Official to administer and enforce the International Building Code, no duty to verify or establish lot lines, setback lines or height of structure is created by virtue of inspections conducted pursuant to Section 110 of the International Building Code and none shall be implied. The location of lot lines, setback lines and/or height of structure and construction related thereto shall be the responsibility of the applicant/owner. The Building Official may require a survey to verify that appropriate setbacks and height of structure have been met.
- B. Change in Use. In addition to the requirements of Section 111.1 of the International Building Code, a Certificate of Occupancy may be required and a change in use deemed to have occurred when the requirements apply. In order to make a determination as to whether the new use will be impacted by various Codes and Ordinances in effect, “change in use” permits will be required for all occupancy/use changes, and will be subject to the existing permit processes. Inspections made for the express purpose of granting a certificate of occupancy will be made as safety inspections and charged at the rate specified in the current fee schedule.
- C. Demolitions.
 - 1. In addition to the requirements of Section 3303 of the International Building Code, every building or structure or portion or remnants thereof remaining after fire, prior or partial demolition, acts of nature, explosion or other destructive or nondestructive forces which is found to be in noncompliance with the site cleanup requirements as specified KCC Title 15, Section 15.06.020(C)(1) through 15.06.020(C)(3)(j) shall be brought into compliance with these requirements, as applicable, within 60 days of written notice (certified mail) or, those responsible for such buildings or structures shall obtain permits necessary for reconstruction within 60 days of such notice.

2. All buildings under demolition or remnants of buildings as mentioned in KCC Title 15, Section 15.06.020(C)(1) shall have the site posted with no trespassing signs and otherwise protected from unauthorized access by the public.
3. Permits for demolishing structures and buildings shall be conditioned as follows:
 - a) Permits shall be valid for a period not to exceed 60 days from the date of issuance with 60 day extensions allowed for extenuating circumstances as allowed by the Building Official;
 - b) Remove all floors, foundations, footings, basement, and retaining walls to a minimum of 18 inches below grade, or as otherwise required;
 - c) Fill excavations and other cavities with noncombustible, inorganic material smaller than 8 inches and cover with dirt or gravel so that broken concrete is not left exposed;
 - d) Remove all sewage from existing cavities and fill with earth, sand, gravel or other approved material;
 - e) Fill wells with gravel and rocks no larger than 8 inches or install a concrete cap (lined wells only) of sufficient size and weight that it cannot easily be removed;
 - f) Grade site so that surface is smooth and properly sloped for required drainage. Grading shall conform to existing neighboring grades on all sides;
 - g) During demolition, water shall be used to control and reduce dust and its impact on neighboring properties;
 - h) The site shall be left clean and in a safe condition;
 - i) When demolition has been completed, the Building Department shall be contacted, pursuant to Section 110 of the International Building Code, to inspect the site to ascertain compliance with this chapter;
 - j) A bond in the amount sufficient to ensure abatement of potential impacts to public health and safety and long-term environmental impact and to ensure general clean-up of the demolition site shall, at the discretion of the Building Official, be required prior to issuance of the demolition permit.
 - 1) If a bond is to be required, assurance of full and faithful performance shall be for a sum determined by the Building Official as sufficient to cover the cost of the proposed project. If the applicant does not concur with the established aforementioned sum, the applicant, at his/her expense may employ a qualified agent, approved by the Building Official to mediate any alleged discrepancy.
 - 2) Prior to issuance of permit, the applicant shall file with the Building Official, to assure his/her full and faithful performance, one of the following:
 - a) A surety bond executed by a surety company authorized to transact business in the State of Washington in a form approved by the Prosecuting Attorney;
 - b) A personal bond approved by the Prosecuting Attorney, cosigned by at least one additional person, together with evidence of financial responsibility and resources of those signing the bond sufficient to provide reasonable assurance of ability to proceed in accordance with the conditions of permit issuance;
 - 3) If the applicant fails to carry out provisions of the permit and Klickitat County has unreimbursed costs or expenses resulting from such failure, Klickitat County shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash exceeds the cost and expense incurred by Klickitat County, the remainder

shall be released. If the amount of the bond or cash deposit is less than the cost and expense incurred by Klickitat County, the applicant shall be liable to the County for the difference. The Building Official may require readjustment of bond amount if the scope of work changes after work has begun.

- 4) Klickitat County shall have the authority to make site visits at any time throughout the duration of the project.
- 5) Bonding shall remain valid until all required work is complete and the final inspection has been approved.
- 6) Extensions for a demolition permit shall not exceed 1 year from the original issue date. In the event extensions go beyond the initial year a new permit shall be required.

Exception: Additional extensions may be granted for just cause, at the discretion of the Board of County Commissioners.

15.06.030 – Amendments

A. Section 105.2 of the International Building Code is amended to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11.15m²).
2. Fences not over 7 feet (2,134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2 to 1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over a basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

13. Nonfixed and movable fixtures, cases, racks, counter, and partitions not over 5 feet 9 inches (1,753 mm) in height.
14. Minor construction and alteration activities to Group U occupancies which the total valuation as determined or as documented by the applicant to the satisfaction of the Building Official, does not exceed \$1,500.00 in any 12 month period; PROVIDED, that the construction and/or alteration activity does not affect any structural components, or reduce existing egress, light, air, and ventilation conditions. This exemption does not include electrical, plumbing, or mechanical activities. The permit exemption shall not otherwise exempt the construction or alteration from the substantive standards of the codes enumerated in RCW 19.27.031, as amended and maintained by the State Building Code Council under RCW 19.27.070:
 - a. Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.
 - b. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter is approval or make it unsafe.
6. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors or 1 horsepower (745W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided; however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

- B. Section 1401.2 of the International Existing Building Code is amended to read as follows:

Applicability. Structures existing prior to September 8, 1970, in which there is work involving additions, alterations, or changes of occupancy shall be made to comply to the requirements of this chapter or the provisions of Chapter 5 through 13 of the International Existing Building

Code. The provisions in Section 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

- C. The definition for “Fire Separation Distance” referenced in Section 702 and defined in Section 202 of the International Building Code shall be amended to read as follows:

FIRE SEPARATION DISTANCE. The distance measured from the foundation wall or face of the wall framing, whichever is closer, to one of the following:

1. The closest interior lot line; or
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the lot; or
4. In the case of projects permitted through the Energy Overlay Zone under KCC 19.39, the distance shall be measured from a wind turbine’s outermost blade tip in the horizontal position to a project’s external property line as defined in KCC 19.39. Meteorological tower Fire Separation Distance shall be measured from the outermost projection of the tower to the project’s external property line. For structures such as job shacks, Operation and Maintenance buildings, and similar structures, the Fire Separation Distance shall be measured pursuant to KCC 15.06.03(C) 1-3. (Setbacks do not apply to transmission lines or access roads.)

The distance shall be measured at a right angle from the wall.

- D. The International Building Code is locally amended by the addition of a new Subsection and shall read as follows:

Subsection 312.1.2: Other than provisions listed in Section 105.1 of the International Building Code, structures defined as Group U Occupancies that meet all requirements listed below may, at the applicant’s discretion, be exempt from all provisions of the International Building Code and be defined as a “Special Outbuilding”.

1. The structure shall:
 - a. Be owner built;
 - b. Be detached from all other structures except those structures permitted as a “Special Outbuilding” under Section 312.1.2;.
 - c. Be separated by a minimum of 100 feet from all property lines;
Exception: If the structure is to be used as an agricultural building as defined in Section 202 of the International Building Code and is located in Extensive Agriculture (EA), Forest Resource (FR), Resource Lands (RL), or Open Space (OS) zoning designations as defined by the Klickitat County Zoning Ordinance and is a minimum of 20 acre legal lot of record, the setbacks from the right-of-way of a free and public roadway or street shall be as per the zoning designation and/or International Building Code setback requirement, whichever is greater.
 - d. Be separated by a minimum of 45 feet from all other structures on the same property except those structures also permitted as a “Special Outbuilding” under, Subsection 312.1.2, or exempted under Section 15.08.030(A)(1), “One-story

detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.

- e. Comply with all other applicable setback requirements if applicable setback requirements exceed 100 feet.
2. The owner/builder shall sign a statement acknowledging that the individual understands and complies with all requirements of this Section. This statement shall be legally notarized and recorded on the property title at the expense of the owner/applicant. Legal removal of recorded instrument shall also be at the owner/applicant expense.
3. No plan review or inspections shall be performed by the Klickitat County Building Department and, therefore, Klickitat County assumes no liability for the structural integrity, setbacks or other applicable codes, regulations or requirements normally enforced by this jurisdiction.
4. The exemption does not include electrical, plumbing or mechanical activities, and unless otherwise exempted, separate electrical, plumbing, and mechanical permits will be required for the above exempted items. Such other department review and compliance will include, but not be limited to the following:
 - a. Road Department – approved road approach permits in accordance with the requirements as adopted by the Road Department or a certification that the road approach permit(s) is not required.
 - b. Health Department – approved plan and permit for sewage disposal facilities in accordance with the requirements as adopted by the Health Department or other agency or agencies with jurisdiction. Public Health shall also approve the source of potable water.
 - c. Planning Department – approval of compliance with the policies and guidelines of the State Environmental Policy Act (SEPA), Klickitat County Flood Plain Ordinance, Zoning Ordinance, Shoreline Master Plan and other applicable regulations administered by the Planning Department.
5. The structure shall not be approved or used as a dwelling, a place for employment or as a commercial business.
6. If work is not commenced within 180 days from the date of issuance of the permit, permit shall become invalid. No extensions of application or permit will be issued. “Commenced” shall be considered a visually verifiable portion of the structure above grade.
7. If the structure shall ever have a Change In Use and no longer qualifies as a “Special Outbuilding”, a new permit and structural engineering shall be required. Removal of the recorded Statement of Acknowledgement shall be at the applicant/owner’s expense.

E. FOUNDATION WALL: The foundation wall shall be defined as any type of supporting foundation, to include exterior walls, post supporting decks and roof areas, lean-tos and the like. Fire separation shall be

measured at a right angle from the outer most portion of a structure and any extensions, whether structurally attached or free-standing.

Chapter 15.08

INTERNATIONAL RESIDENTIAL CODE

Sections:

15.08.010 Adoption

15.08.020 General

15.08.030 Amendments

15.08.010 – Adoption

As amended by WAC 51-51, the 2018 edition of the International Residential Code as published by the International Code Council, is hereby adopted by reference with the following additions, deletions and exceptions: Provided that Chapters 11 and 25 through 43 of the Code are not adopted. Appendix F, Radon Control Methods; and Appendix Q, Dwelling Unit Fire Sprinkler System, are not included in adoption of the International Residential Code.

15.08.020 – General

The following shall be in addition to the requirements of the International Residential Code:

- A. Lot Lines, Setback Lines and Height of Structure. Notwithstanding the authority of the Building Official to administer and enforce the International Residential Code, no duty to verify or establish lot lines, setback lines or height of structure is created by virtue of inspections conducted pursuant to Section R109 if the International Residential Code and none shall be implied. The location of lot lines, setback lines and/or height of structure and construction related thereto shall be the responsibility of the applicant/owner. The Building Official may require a survey to verify that appropriate setbacks and height of structure have been met.
- B. Change in Use. In addition to the requirements of Section R110.1 of the International Residential Code, a Certificate of Occupancy may be required and a change in use deemed to have occurred when the occupancy or use of a building has changed to the extent that different zoning or other county code requirements apply. In order to make a determination as to whether the new use will be impacted by various codes and ordinances in effect, “change in use” permits will be required for all

occupancy/use changes, and will be subject to the existing permit processes. Inspections made for the express purpose of granting a certificate of occupancy will be made as safety inspections and charged at the rate specified in KCC Title 15, Section 15.48.010(G).

C. Demolitions. Demolitions under this Chapter shall be as per KCC Title 15, Section 15.06.020(C).

15.08.030 – Amendments.

A. Section R105.2 of the International Residential Code is amended to read as follows:

R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet, to include 20' containers.
2. Fences not over 7 feet high.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet in area, that are not more than 30 inches above *grade* at any point, are not attached to a *dwelling* and do not serve the exit door required by Section R311.2 of the International Residential Code.
11. Minor construction and alteration activities to detached one- and two-family dwellings and townhouses not more than 3 stories above grade plane in height with a separate means of egress and their accessory structures which the total valuation as determined or as documented by the applicant to the satisfaction of the Building Official, does not exceed \$1,500.00 in any 12 month period; PROVIDED, that the construction and/or alteration activity does not affect any structural components, or reduce existing egress, light, air, and ventilation conditions. This exemption does not include electrical, plumbing, or mechanical activities. The permit exemptions shall not otherwise exempt the construction or alteration from the substantive standards of the codes enumerated in RCW 19.27.031, as amended and maintained by the State Building Code Council under RCW 19.27.070.
 - a. Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

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

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot-or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided; however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Chapter 15.10

INTERNATIONAL MECHANICAL CODE

Sections:

15.10.010 Adoption

15.10.010 – Adoption

As amended by WAC51-52, the 2018 edition of the International Mechanical Code is hereby adopted.

Chapter 15.12

INTERNATIONAL FIRE CODE

Sections:

15.12.010 Adoption

15.12.020 Intent

15.12.010 – Adoption

As amended by WAC51-54A, the 2018 edition of the International Fire Code is hereby adopted.

15.12.020 – Intent

Klickitat county shall administer and enforce the International Fire Code in the unincorporated areas of the county; PROVIDED, that any political subdivision or municipal corporation providing fire protection pursuant to RCW 14.08.120 shall, at its sole option, be responsible for administration and enforcement of the International Fire Code on its facility. Any fire protection district or political subdivision may, pursuant to Chapter 39.34 RCW, the interlocal cooperation act, assume all or a portion of administering responsibility and coordinate and cooperate with the county government in the enforcement of the International Fire Code.

Chapter 15.14

UNIFORM PLUMBING CODE

Sections:

15.14.010 Adoption

15.14.010 – Adoption

As amended by WAC 51-56, the 2018 edition of the Uniform Plumbing Code is hereby adopted.

Chapter 15.16

WASHINGTON STATE ENERGY CODE

Sections:

15.16.010 Adoption

15.16.010 – Adoption

As amended by WAC 51-11C and 51-11R, the most current edition of the Washington State Energy Code is hereby adopted.

Chapter 15.18

INTERNATIONAL EXISTING BUILDING CODE

Sections:

15.18.010 Adoption

15.18.010 – Adoption

As amended by WAC 51-50, the 2018 edition of the International Existing Building Code is hereby adopted.

Chapter 15.20

INTERNATIONAL SWIMMING POOL AND SPA CODE

Sections:

15.20.010 Adoption

15.20.010 – Adoption

The 2018 edition of the International Swimming Pool and Spa Code is hereby adopted.

Chapter 15.22

GROUND SNOW LOADS

Sections:

15.22.010 Adoption

15.22.020 General

15.22.010 – Adoption

The most current version of the Klickitat County Snow Load Map or Structural Engineers Association of Washington (SEAW) Snow Load Map is hereby adopted.

15.22.020 – General

The following shall be in addition to the requirements of the SEAW Snow Load Map:

- A. Elevation shall be determined by a certified evaluation or by other verifiable means such as google earth.
- B. Klickitat County Prescriptive Ground Snow Load Map or the SEAW Snow Load Map, whichever is the higher snow load, shall be used to determine the design snow load.

- C. Where a conflict between snow loads exists, a certified elevation by a qualified professional shall be provided to determine the actual design snow load.

Chapter 15.48

FEES

Sections:

15.48.010	Building, Demolition, and Change in Use Fees
15.48.020	Square Footage Calculation Rates
15.48.030	Mechanical Permit Fees
15.48.040	Plumbing Permit Fees
15.48.050	Fire Alarms, Sprinklers, Extinguishing Systems and Related
15.48.060	Fees Not Listed Elsewhere
15.48.070	Fee Schedules Amendments

15.48.010 – Building, Demolition, and Change In Use Fees

- A. Fees for Building Permits issued pursuant to KCC Title 15, Chapters 15.06 and 15.08, shall be based on valuation and charged as per Table 15-A and 15-B of the current fee schedule. The total valuation shall be determined by using Table 15-B of the current fee schedule.

Exception: Agricultural buildings as defined in Chapter 2 of the International Building Code Fees as noted in KCC Title 15, Section 15.48.010 and the current fee schedule, shall be modified by a factor of 0.70 (70%).

- B. A plan review fee shall be paid at the time the permit application is submitted. Said plan review fee shall be 65% of the building permit fee as established by KCC Title 15, Section 15.48.010(A) and the current fee schedule. The plan review fee shall be based on a modified permit fee, if applicable. When submitted documents require additional plan review or revisions, an additional plan review fee may be charged at the rate shown in Table 15-A of the current fee schedule. The plan review fees specified in this Section are separate from the permit fee, and are in addition to other specified fees.
- C. Other inspections and fees shall be as per Table 15-A of the current fee schedule.
- D. Fees for Fire Sprinkler Systems and Fire Alarm Systems shall be charged as per KCC Title 15, Chapter 15.48, Section 15.48.050 and Table 15-F of the current fee schedule.
- E. The Building Official may authorize refunding of any fee which is erroneously paid or collected. The Building Official may authorize refunding of not more than 80 % of the permit fee paid when no work has been done under a permit issued. The Building Official may authorize refunding of not

more than 80% of the plan review fee when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is done. The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of the fee payment.

- F. Demolition. The fee for a demolition permit issued pursuant to Section 105 of the International Building Code or KCC Title 15, Section 15.06.020(C) and Section 15.08.020(C), shall be per Table 15-G of the current fee schedule.
- G. Change In Use. The fee for each Change in Use issued pursuant to KCC Title 15, shall be per Table 15-G of the current fee schedule for a Change in Use that does not result in a change in occupancy. A Change in Use that results in a change in occupancy shall incur fees based upon the square footage valuation and fees as listed in Table 15-B and calculated as shown in Table 15-A of the current fee schedule. Fees calculated will be based upon the difference of the group the occupancy falls within as compared to the previous occupancy group, but shall in no case result in a refund if the new occupancy falls within a lesser valuation group.
- H. Fees for all permits issued pursuant to KCC Title 15, Chapter 15.06.030(D), Subsection 312.1.2 of the International Building Code shall be charged at 2 hours of Administration/Clerical Fee rate plus Washington State Building Code fee and actual current recording fees, as set by RCW 36.18.010, to record the required Statement of Acknowledgment.
- I. Fees for permit extensions, in excess of 2 extensions, shall be charged as per Table 15-A, “Other Inspections and Fees” of the current fee schedule.
- J. The number of allowable extensions shall not exceed the time limits as follows: Building Permits – 5 years from the original issue date; Demolitions, Plumbing, Mechanical, and Miscellaneous Permits – 1 year from the original issue date. In the event extensions go beyond the set period, a new permit shall be required.

Exception: Additional extensions may be granted for just cause, at the discretion of the Board of County Commissioners.

15.48.020 – Square Footage Calculation Rates

A square footage calculation rate shall be based upon the Group, Type of Construction, and square footage as listed in Table 15-B of the current fee schedule.

Square Foot Calculation Rates listed in Table 15-B of the current fee schedule shall increase by 2% annually, effective October 1 of each year. Square footage shall be calculated using the outermost building area.

15.48.030 – Mechanical Permit Fees

Fees for mechanical permits shall be as listed in Table 15-C of the current fee schedule.

Mechanical Permit Fees listed in Table 15-C of the current fee schedule shall increase by 2% annually, effective October 1 of each year.

15.48.040 – Plumbing Permit Fees

Fees for plumbing permits shall be as listed in Table 15-D of the current fee schedule.

Plumbing Permit Fees listed in Table 15-D of the current fee schedule shall increase by 2% annually, effective October 1 of each year.

15.48.050 – Fire Alarm, Sprinklers, Extinguishing Systems and Related

- A. Fees for Fire Sprinkler Systems and Fire Alarm Systems shall be charged as per Table 15-F of the current fee schedule.
- B. The fee for each stand for the retail sale of fireworks shall be charged as per Table 15-F of the current fee schedule.
- C. The fee for the installation of a flammable/combustible liquid storage tank shall be charged as per Table 15-F of the current fee schedule for each tank installed.

Exception: Liquefied Propane Gas tanks up to and including 125 gallons.

- D. The fee for the removal of a flammable/combustible liquid storage tank shall be charged as per Table 15-F of the current fee schedule for each tank removed.
- E. Fees for other permits required by Section 105 of the International Fire Code shall be established on a cost-to-jurisdiction basis.

Fees listed in KCC Title 15, Chapter 15.48, Section 15.48.050, including Table 15-F of the current fee schedule shall increase by \$5.00 every 3 years at intervals to coincide with Building Code cycle changes as per the State of Washington's scheduling.

15.48.060 – Fees Not Listed Elsewhere

- A. The fee for remodeling, when no additional square footage is being added, shall be based upon the valuation of the project, and calculated per KCC Title 15, Section 15.48.010, and Table 15-A of the current fee schedule.
- B. The fee for upgrade to existing towers or turbines shall be based upon the valuation of the project, and calculated per KCC Title 15, Section 15.48.010, and Table 15-A of the current fee schedule.
- C. The fee for temporary placement of a storage container in conjunction with a residential building permit shall be 1 hour of Administrative/Clerical Fee rate as per Table 15-A of the current fee schedule.

- D. The fee for permanent placement of a storage container without alterations for storage use shall be at the square footage rate for accessory buildings as shown in Table 15B of the current fee schedule, with no plan review.

15.48.070 –Fee Schedules Amendments

- A. The Board of County Commissioners shall amend the fee schedules as deemed appropriate by resolution.