

**ORDINANCE NO. 2016-14**

**AN ORDINANCE** of the City of Bainbridge Island, Washington, relating to the City's building codes and regulations, amending Sections 15.04.020, 15.04.021, 15.04.023 and 15.04.050 of BIMC Chapter 15.04.

**WHEREAS**, the State Building Code Council amended and adopted the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Mechanical Code published by the International Code Council, as well as the 2015 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials and the 2015 International Energy & Conservation Code; and

**WHEREAS**, the City of Bainbridge Island is required by RCW 19.27.031 to adopt provisions of certain uniform codes of technical building and related regulations as adopted by the Washington State Building Code Council ("WSBCC"); and

**WHEREAS**, pursuant to WAC 51-50, these new codes become effective July 1, 2016; and

**WHEREAS**, the City wishes to be consistent with other jurisdictions, adopt local amendments, and be internally consistent with in the application of the after-the-fact permit fees; and

**WHEREAS**, the City of Bainbridge Island adopted a non-project SEPA Determination of Non-Significance on June 24, 2016; and

**WHEREAS**, Washington statutes require all jurisdictions in the state to adopt by reference and enforce the same building code throughout Washington; now, therefore,

**THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1:** Section 15.04.020 of the Bainbridge Island Municipal Code is amended to read as follows:

**Section 15.04.020 Codes adopted by reference.**

The following codes are adopted by reference subject to the amendments set forth in BIMC 15.04.021 through 15.04.070 and Resolution 99-31:

- A. The International Building Code, ~~2012~~ 2015 Edition, published by the International Code Council, and amended by the State Building Code Council in Chapter 51-50 WAC, together with ICC A117.1 2009, Appendix C (Agricultural Buildings), Appendix E (Supplementary Accessibility

Requirements), Appendix J (Grading), and the ~~2012~~2015 International Existing Building Code;

B. The International Residential Code, ~~2012~~ 2015 Edition, published by the International Code Council, and amended by the State Building Code Council in Chapter 51-51 WAC together with Appendix F (Radon Control Measures), and ~~Appendix G (Swimming Pools, Spas and Hot Tubs)~~Appendix J (Existing Buildings and Structures).

C. The Uniform Plumbing Code, ~~2012-2015~~ Edition, published by the International Association of Plumbing and Mechanical Officials, and as amended by the State Building Code Council in Chapters 51-56 and ~~51-57 WAC~~, including Appendices A, B and I;

D. The International Mechanical Code, ~~2012~~ 2015 Edition, published by the International Code Council, and as amended by the State Building Code Council and amended by the State Building Code Council in Chapter 51-52 WAC; except that the standards for handling liquefied petroleum gas installations shall be NFPA 58 (Liquefied Petroleum Gas Code) and NFPA 54 (National Fuel Gas Code);

E. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials;

F. The International Energy Conservation Code, Washington State Energy Code, 2012 2015 Edition, published by the State Building Code Council, ~~including Appendices A, B, & C~~, and amended in Chapter ~~51-11 WAC~~ 51-11C WAC and Chapter 51-11R WAC ;

G. The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials;

H. The International Fuel Gas Code, ~~2012~~ 2015 Edition, published by the International Code Council;

I. The Uniform Building Code, 1997 Edition, Table 1-A only, published by the International Conference of Building Officials.

J. The International Green Construction Code (IGCC), 2015 Edition, is adopted by reference as an optional alternative to the 2015 IBC and/or 2015 IRC.

K. The International Swimming Pool and Spa Code, 2015 Edition; published by the International Code Council;

L. The International Property Maintenance Code, 2015 Edition; published by the International Code Council;

In case of conflict among the BIMC and codes adopted in subsections A, B, C, D, E, F, G, H, I, J, K, and L of this section, the BIMC shall govern.

**Section 2:** Section 15.04.021 of the Bainbridge Island Municipal Code is amended to read as follows:

**Section 15.04.021 Design Requirements**

IRC Table R301.2(1) is amended by filling in the blanks of the table as follows:

Snow Load: 25 psf  
Wind Speed: 85 mph  
Seismic Category: D2  
Weathering: Moderate  
Frost Line Depth: 12 inches  
Termite: Slight to Moderate  
Decay: Slight to Moderate  
Winter Design Temp: 27 degrees F  
Ice Shield Underlayment Required: No  
Flood Hazards: Per BIMC 15.16  
Air Freezing Index: 113  
Mean Annual Temp: 53 degrees F

**Section 3:** Section 15.04.023 of the Bainbridge Island Municipal Code is amended to read as follows:

**15.04.023 International Building Code, Section 104.6 and International Residential Code, Section R104.6 amended – Right of Entry; International Building Code, Section 114 and International Residential Code, Section R113 amended – Violations; International Building Code, Section 114 and International Residential Code, Section R114 amended – Stop Work Order.**

Section 104.6 Right of Entry. The right of entry for the building official shall be as set forth in BIMC 1.26.020.

Section R104.6 Right of Entry. The right of entry for the building official shall be as set forth in BIMC 1.26.020.

Section 114 Violations. The building official may order discontinuance or vacation of a use, structure, building or equipment in accordance with Chapter 1.26 BIMC.

Section R1134 Violations. The building official may order discontinuance or vacation of a use, structure, building or equipment in accordance with Chapter 1.26 BIMC.

Section 115 Stop Work Orders. The building official may order work stopped in accordance with Chapter 1.26 BIMC.

Section R114 Stop Work Order. The building official may order work stopped in accordance with Chapter 1.26 BIMC.

**Section 4:** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.


**Section 5:** This ordinance shall take effect and be in force five (5) days from its passage, approval, and publication as required by law.

**PASSED** by the City Council this 12<sup>th</sup> day of July, 2016.

**APPROVED** by the Mayor this 12<sup>th</sup> day of July, 2016.

  
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Val Tollefson, Mayor

ATTEST/AUTHENTICATE:

  
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Rosalind D. Lassoff, City Clerk

FILED WITH THE CITY CLERK:	June 21, 2016
PASSED BY THE CITY COUNCIL:	July 12, 2016
PUBLISHED:	July 15, 2016
EFFECTIVE DATE:	July 20, 2016
ORDINANCE NO.:	2016-14