

*Repealed by 579
Ord # 2168*

ORDINANCE NO 462

AN ORDINANCE relating to and regulating the construction, alteration, and/or removal of buildings and other structures, including electrical wiring therein; establishing standards of construction in connection therewith; requiring permits and fixing fees; providing penalties; and repealing Ordinance No. 375.

The City Council of the City of Kirkland, do ordain as follows:

SECTION 1. This Ordinance shall be known and cited as "The Building Code of the City of Kirkland, Washington."

SECTION 2. The purpose of this Code is to establish and enforce minimum standards of design, materials, and workmanship for all structures hereafter erected, altered, repaired, or moved within the limits of this municipality. The provisions of this Code apply to any structure or part of any structure. A structure is any assembly of material erected in a more or less permanent location and described by the use for which it is intended. The requirements of the Code shall be deemed to supplement the laws of the State and all ordinances, rules, hazard, safety and sanitation.

SECTION 3. Violation of, or failure to comply with, the provisions of this ordinance shall constitute a misdemeanor and, any person, firm, or corporation found guilty of violating any provision of this Code shall be punished by a fine of not more than three hundred dollars (\$300), or by imprisonment for not more than ninety days, or by both such fine and imprisonment for each provision violated.

CHAPTER I

General Requirements

SECTION 4. No structure or part of a structure, shall hereafter be built, altered, or moved until a building permit therefore has been granted by The City Council or an authorized official and conspicuously posted on the premises occupied or to be occupied by the structure; provided, no permit is required for repair of an existing structure that in no manner alters the strength or plan of the structure or its mechanical installations; but, such maintenance and repairs shall conform to all other requirements of this Code. All structures hereafter built, altered or moved are subject to inspection by the City Council of the City of Kirkland or their authorized representative.

SECTION 5. All structures or parts of structures, except single unit dwellings, multiple unit dwellings of one-story, structures accessory thereto, and habitations for domestic animals, shall be designed and the construction supervised and inspected by a qualified architect or engineer licensed by the State of Washington and employed by the owner of the property.

SECTION 6. Application for a building permit shall be filed with The City Council or an authorized official by the owner of the real estate on which the structure is to be erected or altered, or by the agent or representative of such owner. Said application shall state the location, intended use, estimated cost, designer and inspector, and builder. Said application shall be accompanied by a plot plan, drawings, and specifications in sufficient detail to indicate the intention to fulfill all requirements of this Code.

The following fees shall be collected for building permits:

Permit for constructing a single or multiple dwelling unit --- per unit.	\$5.00
Permit for constructing a commercial, industrial or assembly building ---	\$10.00
Permit for altering or remodeling a single or multiple dwelling unit ---	\$1.00
Permit for altering or remodeling a commercial, industrial or assembly building at a cost not to exceed \$1000 ---	\$2.50
Permit for altering or remodeling a commercial, industrial or assembly building at a cost in excess of \$1000 ---	\$5.00
Permit for construction or alterations of any character other than above designated ---	\$2.00

Before a permit is issued, this fee shall be deposited with the City Treasurer, ^{or an authorized official of the City.} Whenever a contract for construction is entered into for any structure costing more than one thousand dollars (\$1000.00), for which a licensed architect or engineer is not required by this Code, said application shall be accompanied by a copy of the contract and a copy of the specifications detail. Upon completion of a structure, the contractor, or the architect, or the engineer in charge thereof, shall file a statement with the City stating therein that the plans and specifications and requirements of this Code have been fully and completely conformed to and complied with. Any false statement in such statement so filed as aforesaid shall constitute a violation of this Ordinance. In case construction is not begun within sixty (60) days after the date of issuance of the permit, the permit shall be cancelled and the application, plans, specifications, and the inspection fee shall be returned to the applicant.

SECTION 7. In case it may appear that any requirements or regulations have been violated or it appears that any regulations may be violated, the City Council may employ the necessary technical assistance to determine the facts, the cost of which may be deducted from the deposited fee but in no case may exceed that amount.

SECTION 8. No structure or part thereof, for which a building permit is required, shall be occupied or used until a permit authorizing such occupancy or use shall have been issued by The City Council or an authorized official.

SECTION 9. When the structure is ready for use, the owner shall notify The City Council or an authorized official to that effect, by applying for a permit for use. When the contractor, architect, or engineer has filed the statement required herein, a permit for use shall be granted to the owner by The City Council or an authorized official. Structures shall be used only for the purpose for which permission is granted. Use for any other purpose is hereby prohibited until permission therefor has been obtained by the owner and such use conforms to the requirements of this Code.

SECTION 10. It shall be unlawful for any person to erect any building or other structure of an architectural design which does not harmonize and/or which is inconsistent with existing standards or the general design and appearance of other buildings or structures in the district in which it is proposed to be erected. The City Council or an authorized official, upon any application for a building permit for a building or structure of a design which, in its or his opinion, does not harmonize with the general design of other buildings or structures in the district in which it is proposed to be erected may, without issuing such permit, refer the application to a committee of the Council. This committee shall thereupon examine the plans and other material accompanying the said application and shall decide whether or not a building permit shall be issued. Such decision shall be made without delay and shall be final.

CHAPTER II

Structural Provisions

SECTION 11. MATERIALS. Materials from which the principal components of structures are fabricated shall possess qualities and properties as defined and determined by the specifications of the American Society for Testing Materials.

SECTION 12. CONSTRUCTION. The components of a structure, the connections and attachments, and the assembly as a whole, shall be designed, erected and maintained to provide adequate strength and rigidity to properly serve the purposes for which intended in accordance with the design requirements and stresses specified by current specifications as follows:

1. Wood: Wood Handbook -- United States Department of Agriculture Forest Service.
2. Concrete: Plain and reinforced; American Concrete Institute.
3. Steel: The American Institute of Steel Construction.
4. Clay products: The Structural Clay Products Insti-

tute. ~~Other structural materials: As acceptable specifications are developed by national associations and technical societies pertaining to other structural materials, such specifications should be included but only after competent technical advice.~~

SECTION 13 DESIGN LOADS. All structures, in whole or part, connections, attachments, and foundations shall be designed and built in accordance with established usage and accepted theory to support and withstand without injury or excessive deformation, the actual weight of the structure, permanent installations of machinery and equipment, and the following superimposed loads applied to all or any parts with due regard for continuity and stress reversal.

FLOORS

Rooms used for private habitation	40 lbs/sq. ft.
Offices and assembly rooms with fixed seats	50 lbs/sq. ft.
Public rooms with fixed seats, corridors, balconies, and fire escapes	100 lbs/sq. ft.
All floor areas, other than the above, shall be designed for actual loads, but in no case less than.	100 lbs/sq. ft.
Public thoroughfare	200 lbs/sq. ft.

WIND AND SNOW

Wind load on exterior walls of buildings applied either toward or away from	20 lbs/sq. ft.
Wind load on exposed structures other than walls of buildings on outlined horizontal projections of area	30 lbs/sq. ft.
Combined wind and snow load on exposed surfaces applied normal to the surface:	
Slopes 0 to 25% with the horizontal	40 lbs/sq. ft.
25% to 100% with the horizontal	30 lbs/sq. ft.
Over 100% with the horizontal	20 lbs/sq. ft.

EARTHQUAKE

All structures and components shall be designed to resist horizontal force from any direction of one-tenth the weight of the structure and its permanent equipment and contents applied at the center of gravity of the principal components.

COLUMNS AND FOOTINGS

Columns shall be designed for the actual weight of the structure and its equipment together with the above superimposed loads except that the effect of a superimposed floor load may be reduced 10% for each story, two stories or more below the given floor level, with a

maximum reduction of 50% for columns seven or more stories below.

Footing areas shall be proportioned to provide for equal and uniform settlement with due consideration of non-uniformity of foundation conditions. When footing pressures of over one ton per square foot are used, foundation conditions shall be investigated by borings or test pits, and the design, based on the findings, shall insure against excessive and non-uniform settlement of the structure.

CHAPTER III

Sanitation and Health Provisions

SECTION 13. PLUMBING. Rooms or compartments in which toilets are installed shall be separated from other portions of the structure by solid partitions extending from floor to ceiling with an entrance equipped with a solid door. Such rooms or compartments shall be separated from rooms used for storage, preparation, or serving of food by at least two solid doors, and both toilet room and ante room shall be ventilated to the outside by a window or an adequate mechanical device.

SECTION 14. DRAINAGE. The areas beneath structures and the surfaces of graded sites shall be adequately drained to prevent the accumulation of water. Drains shall be installed so as not to infringe on adjoining public or private property.

SECTION 15. ANIMAL AND INSECT PESTS. All organic material and refuse shall be removed from the ground area covered by a structure.

The space beneath any structure shall not be enclosed in any manner except by a concrete or masonry wall extending from at least six inches above the surface of the ground after grading at least two feet below the original ground surface unless the covered ground area is solidly paved with not less than two inches of concrete, lime mortar or masonry. All spaces so enclosed shall be ventilated by doors and windows which open, or by at least two metal screened openings of a total area of not less than $\frac{1}{4}$ of 1% of the enclosed area.

SECTION 16. SLEEPING ROOMS. It shall be unlawful for any person to use, conduct, or keep any lodging house, tenement house, hotel, house or building hereafter erected or structurally altered so as to contain sleeping apartments, or to allow or permit persons to occupy as sleeping apartments any room or place hereafter erected or structurally altered so as to contain less than five hundred twelve (512) cubic feet of air space or less than sixty-four (64) square feet of floor space for each and every person over fourteen (14) years of age lodging or sleeping in any such sleeping apartments, or less than three hundred (300) cubic feet of air space, or less than forty square feet of floor space for each child under fourteen (14) years of age.

CHAPTER IV

Safety Provisions

SECTION 17. MECHANICAL INSTALLATIONS.. Chimneys, flues, ducts, and installations of mechanical equipment for heating, ventilation or power shall conform to the specifications of the National Board of Fire Underwriters.

SECTION 18. ELECTRICAL INSTALLATIONS. All electrical wiring, equipment, and appliances shall be installed and operated in conformity with the statutes of the State of Washington.

SECTION 19. ACCIDENT. Every building shall have direct exit to the ground and if occupied by more than fifty people shall have at least two exits. Every story above or below the first shall be served by at least one stairway for each 2,500 feet, or part thereof, of floor area. Exits shall be so located that no point in the space served is more than one hundred feet along line of travel. The minimum unobstructed width of halls, corridors, and exits for all buildings shall not be less than thirty-six inches for each group of 20 persons or part thereof who may occupy the space served. Except in Group I, all doors in stairways, corridors and exits shall open outward.

Stairways and corridors shall be adequately lighted. Stair treads shall be not less than 9 3/4 inches at any point with risers of equal uniform height not exceeding 7 3/4 inches.

All area ways and floor openings shall be guarded with substantial railings or by covers capable of supporting the same superimposed load as the surrounding floor.

CHAPTER V

Depreciated Buildings and Moving of Buildings

SECTION 20. DEPRECIATED BUILDINGS. Whenever any building shall be found to be damaged by fire to the extent of more than 50%, notice of such finding in writing shall be served by The City Council or an Authorized officail on the owner or agent of said building, and there-
after said building shall be, and the same is hereby declared, a public nuisance and shall be abated.. Failure of the owner or agent of the said building to remove the same within thirty (30) days after receipt of written notice of the finding herein above referred to, shall constitute a misdemeanor and upon conviction thereof such owner or agent shall be fined in any sum not exceeding \$100.00. Each day the same shall be permitted to stand after the receipt of such notice in writing and the expiration of said ten-day period, shall constitute a separate offense. In case the owner after due notice fails to remove or abate the structure within sixty (60) days after service of notice, the City shall remove or abate said nuisance, the cost of the removal of the same to be collected by the City from the owner of the property by civil action.

SECTION 21. MOVING OF BUILDINGS. No building shall be moved over or across any City street without the owner thereof having first applied for and received from the City Council or an authorized official a permit in writing for such moving. Before any permit shall be issued as afore-said, the applicant shall execute and file with The City Council or an authorized official a bond ~~as hereinafter provided.~~ to be fixed by The Council.

SECTION 22. In compliance with Rem. Rev. Stat. 9199-1, or 1149-31 Pierce, there is filed with the City Clerk three (3) copies each of the following codes, specifications, requirements, and regulations:

1. Wood Handbook -- United States Department of Agriculture. Forest Service. 1935
2. Building Regulations for Reinforced Concrete -- American Concrete Institute. 1938
3. Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings -- American Institute of Steel Construction. 1937
4. Principles of Brick Engineering -- Structural Clay Products Institute. 1939

SECTION 23. The Ordinance No. 375 shall be and the same is hereby expressly repealed.

SECTION 24. This Ordinance shall be in full force and effect five (5) days from and after its passage, approval and legal publication.

Approved this 15th day of June 1942

L H Jaycox Mayor

Passed by the City Council of the City of Kuskoowuk,
 this 15th day of June 1942.

W B Wittermeyer
 City Clerk

Approved as to form:

M D Powell
 City Attorney

Date of publication June 15 1942.

I hereby certify that the foregoing is a true and correct copy of an Ordinance of the City of Kuskoowuk and that the same was published or posted according to law, said Ordinance being No. 375 and entitled "An Ordinance as above,"