

ORDINANCE O-4693

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE EXPIRATION OF LAND SURFACE MODIFICATION PERMITS AND AMENDING SECTION 21.06.255 OF THE KIRKLAND MUNICIPAL CODE.

1           The City Council of the City of Kirkland do ordain as follows:  
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3           Section 1. Section 21.06.255 of the Kirkland Municipal Code is  
4 amended to read as follows.  
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6           **21.06.255 Permit expiration.**

7 (a) Every building permit and its associated ancillary permits issued  
8 for an IRC permitted structure or for a tenant space within an existing  
9 building shall expire in two years from the date of issuance. Within two  
10 years of the issuance of the permit for an IRC structure, the outside  
11 must be complete including roofing, siding, windows, exterior doors and  
12 applicable site and right-of-way improvements. The two years to  
13 complete the IRC structure may not be extended.

14 (b) Every LSM permit and every building permit and its associated  
15 ancillary permits issued for a commercial, educational, institutional,  
16 multifamily, public, industrial or similar structure shall expire in three  
17 years from the date of issuance. LSM permits supporting approved  
18 subdivisions, short subdivisions or binding site plans shall expire upon  
19 the expiration of the preliminary subdivision, preliminary short  
20 subdivision or binding site plan; however, a LSM permit for a recorded  
21 subdivision, short subdivision or binding site plan shall not expire until  
22 the LSM permit is finalized.

23 (c) Sign permits and electrical, mechanical, and plumbing permits not  
24 associated with a building permit shall expire one year from the date of  
25 issuance.

26 (d) The building official may grant a thirty-day extension of time for  
27 permits when only the final inspection is remaining and all other work  
28 has been approved.

29 (e) It is a violation of this chapter to allow a permit to expire without  
30 first obtaining an approved final inspection.

31 Exception 1: A new building permit approved to current code and issued  
32 for an IRC structure to complete the work covered by a previous, expired  
33 permit shall expire in:

34 (1) One year if the framing inspection was not approved on the  
35 previous permit; or

36 (2) Six months if the framing inspection was approved on the previous  
37 permit and the exterior of the structure is not completed per subsection  
38 (3) of this section; or

39 (3) Two years if the outside of the structure is complete including  
40 roofing, siding, windows, exterior doors and applicable site and right-  
41 of-way improvements.

42 Exception 2: For permits resulting from work without a permit or other  
43 code enforcement action(s), the expiration date will be determined by  
44 the building official.

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46 Section 2. This ordinance shall be in full force and effect five  
47 days from and after its passage by the Kirkland City Council and  
48 publication, as required by law.

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50 Passed by majority vote of the Kirkland City Council in open  
51 meeting this 16th day of July, 2019.

52  
53 Signed in authentication thereof this 16th day of July, 2019.

  
Penny Sweet, Mayor

Attest:

Publication Date: July 22, 2019

  
Kathi Anderson, City Clerk

Approved as to Form:

  
Kevin Raymond, City Attorney