

ORDINANCE NO. \_\_\_\_\_

ADOPTING AND AMENDING PORTIONS OF KITSAP COUNTY CODE CHAPTER  
14.04, TECHNICAL BUILDING CODES

**WHEREAS**, RCW 19.27 requires Kitsap County to administer and enforce the State Building Code in the unincorporated areas within its boundaries; and

**WHEREAS**, state law allows local jurisdictions to adopt certain modifications and/or amendments to the State Building Code as it applies to that jurisdiction and as Kitsap County finds are allowable and desirable; and

**WHEREAS**, Kitsap County finds that it is in the public health, safety and welfare to adopt some changes to the State Building Code.

NOW THEREFORE, BE IT ORDAINED BY THE KITSAP COUNTY BOARD OF  
COUNTY COMMISSIONERS:

**Section 1.** Kitsap County Code Section 14.04.040, 'Referenced codes,' last amended by Ordinance 592-2021 is amended as follows:

**14.04.040 Referenced codes.**

Pursuant to and by the authority of Chapters 19.27, 36.32, 36.43, 36.70A, 43.22, 43.22A, and 70.77 RCW, the following codes and standards as further amended in this Chapter are adopted by reference ~~as shown in Sections 14.04.230 through 14.04.930:~~

A. The *International Building Code* (~~2018~~2021 Edition), published by the International Code Council, and amended by the Washington State Building Code Council in Chapter 51-50 WAC, ~~together with:~~

~~Appendix C, Agricultural Buildings;~~  
~~Appendix E, Supplemental Accessibility Requirements;~~  
~~Appendix G, Flood-Resistant Construction; and~~  
~~Appendix J, Grading~~

This shall be known hereafter as the "International Building Code" or the "IBC."

B. The *International Residential Code* (~~2018~~2021 Edition), published by the International Code Council, and amended by the Washington State Building Code Council in Chapter 51-51 WAC, ~~together with:~~

~~Appendix E, Manufactured Housing Used As Dwellings;~~  
~~Appendix J, Existing Buildings and Structures;~~  
~~Appendix R, Light Straw-Clay Construction;~~

This shall be known hereafter as the "International Residential Code" or the "IRC."

C. The *International Mechanical Code* (2018~~2021~~ Edition), published by the International Code Council, and amended by the Washington State Building Code Council in Chapter 51-52 WAC, together with the *International Fuel-Gas Code* (2018~~2021~~ Edition), published by the International Code Council.

This shall be known hereafter as the “International Mechanical Code” or the “IMC.”

D. The *International Fire Code* (2018~~2021~~ Edition), published by the International Code Council, and amended by the Washington State Building Code Council in Chapter 51-54 WAC~~;~~ and as adopted and amended herein, together with:

~~Appendix B, Fire Flow Requirements for Buildings;  
Appendix F, Hazard Ranking;  
Appendix G, Cryogenic Fluids — Weight and Volume Equivalents.~~

This shall be known hereafter as the “International Fire Code” or the “IFC.”

E. The *Uniform Plumbing Code* (2018~~2021~~ Edition), published by the International Association of Plumbing and Mechanical Officials, and amended by the Washington State Building Code Council in Chapters 51-56 WAC~~;~~ together with: EXCEPT

~~Appendix Chapter A, Recommended Rules for Sizing the Water Supply System;  
Appendix Chapter B, Explanatory Notes on Combination Waste and Vent Systems;  
Appendix Chapter D, Sizing of Storm Water Drainage Systems;  
Appendix Chapter I, Installation Standards. But excluding Chapters 12 and 15; and  
tThose requirements of the Uniform Plumbing Code relating to venting and  
combustion air of fuel-fired appliances as found in Chapter 5; and Those portions of  
the code addressing building sewers.~~

This shall be known hereafter as the “Uniform Plumbing Code” or the “UPC.”

~~(Any wording or reference to codes other than those established and adopted herein shall mean the relevant International Codes, or Washington State Codes as adopted herein.)~~

F. The *Abatement of Dangerous Buildings Code*, as set forth in Sections 14.04.850 through 14.04.880.

This shall be known hereafter as the “~~Abatement of Dangerous Buildings Code~~” or “DBC.”

G. The Washington State Energy Code as amended and published by the Washington State Building Code Council, Chapters 51-11(C) and 51-11(R) WAC.

This shall be known hereafter as the “Energy Code” or “WSEC.”

H. The *Washington State Manufactured Homes Installation Requirements*, or *Mobile Homes Installation Requirements*. Pursuant to Chapter 19.27 RCW and RCW 43.22.440, the installation standards of Chapter 296-150M WAC, together with the reference standards listed therein ~~are adopted as adopted and amended by the state of Washington~~.

I. The *Washington State Factory Built Housing and Commercial Structures Installation Requirements*, or *Modular Installation Requirements*. Pursuant to Chapter 19.27 RCW and RCW 43.22.460, the installation standards of Chapter 296-150F WAC, together with the reference standards listed therein ~~are adopted as adopted and amended by the state of Washington~~.

J. The *International Existing Building Code* (2018~~2021~~ Edition) published by the International Code Council, and amended by the Washington State Building Code Council in Chapter 51-50-4800 WAC. ~~and as adopted and amended herein~~.

This shall be known as the “International Existing Building Code” or the “IEBC.”

Any wording or reference to codes other than those established and adopted herein shall mean the relevant International Codes, or Washington State Codes.

**Section 2.** Kitsap County Code Section 14.04.100, ‘Definitions.’ Last amended by Ordinance 592-2021 is amended as follows:

A. “Administrative authority” means the director of the department of community development or the designee of the director of the department of community development. The administrative authority is responsible for the enforcement and administration of the codes adopted by this chapter.

B. “Base flood elevation” shall mean the elevation of the base flood as defined in Section 15.08.050. Base flood elevation is the same as “design flood elevation,” also referred to as the “one-hundred-year flood” or “one-hundred-year flood plain elevation.” (Designations on FIRM maps always include the letter A or V.)

C. “Basic plan” means a blueprint or drawing used to obtain repetitive building permits.

D. “Bed and breakfast house” means a building arranged or used for lodging for compensation with four or less guest rooms, may include a morning meal, and is an owner-occupied single-family dwelling. A bed and breakfast house is considered an R3 dwelling unit that is permitted to be constructed in accordance with the International Residential Code.

E. “Bed and breakfast boarding house” means a building arranged or used for lodging for compensation with five to ten guest rooms, may include a morning meal, and is an owner-occupied single-family dwelling. A bed and breakfast boarding house has a more intense use that is commercial in nature and is considered an R3 dwelling unit constructed in accordance with the International Building Code.

F. “Boarding house” means a building arranged or used for lodging for compensation, with or without meals, with any number of guest rooms and not occupied as a single-family unit; or an owner-occupied building with more than ten guest rooms. A boarding house is commercial in nature and is considered an R1 boarding house in accordance with the International Building Code.

G. “Building official” means the chief building official of the department of community development or an authorized designee. The building official is the “code official” and the “authority having jurisdiction” for those codes and standards adopted in Section 14.04.040 except for the International Fire Code.

H. “Chief” or “fire chief” means the fire marshal of the department of community development or an authorized designee. The fire ~~chief~~ marshal is the “code official” and the “authority having jurisdiction” over the International Fire Code.

I. “Chief of police” or “police department” shall mean the Kitsap County sheriff.

J. “Executive body” shall mean the Kitsap County board of commissioners.

K. “Fire department” shall mean the fire prevention bureau (fire marshal division) of the department of community development.

**Section 3.** Kitsap County Code Section 14.04.425, ‘Flood hazard areas.’ Last amended by Ordinance 323-2004 is amended as follows:

A. IBC Section 1612.2 is amended by adding an additional subsection, 1612.2.1, as follows:

**1612.2.1 Definition conflicts.** In the case of conflict between the definitions in Section 1612.2 and the definitions established in Kitsap County Code Chapter 15.08, the definitions in Kitsap County Code Chapter 15.08 shall govern.

B. IBC Section 1612.3 is amended 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 Kitsap County,”

dated 1980, 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 flood hazard maps and supporting data, adopted by Kitsap County Code Title 15, are declared to be a part of this section.

~~C. IBC Appendix G, Section G101.3, is amended as follows:~~

~~**G101.3 Scope.** The provisions of this appendix shall apply to all proposed development in a flood hazard area established in Kitsap County Code Title 15, and Section 1612 of this code, provided that in the case of conflict, the provisions of Kitsap County Code Title 15 shall govern.~~

~~D. IBC Appendix G, Section G105, is deleted and not adopted.~~

~~E. IBC Appendix G, Section G501, is deleted and not adopted.~~

~~F. IBC Appendix G, Section G601, is deleted and not adopted.~~

**NEW Section 4.** A new section 14.04.430 'IBC Appendices adopted and amended.' is added to the Kitsap County Code as follows:

#### **14.04.430 IBC Appendices adopted and amended.**

IBC appendices C, G, and J are adopted and amended as follows:

A. IBC Appendix G, Flood-Resistant Construction as adopted and amended as follows:

1. Section G101.3 Scope. The provisions of this appendix shall apply to all proposed development in a flood hazard area established in Kitsap County Code Title 15, and Section 1612 of this code, provided that in the case of conflict, the provisions of Kitsap County Code Title 15 shall govern.
2. Section G105, is deleted and not adopted.
3. Section G501, is deleted and not adopted.
4. Section G601, is deleted and not adopted.

**Section 5.** Kitsap County Code Section 14.04.535, 'Design criteria.', last modified by Ordinance 592 (2021) is amended as follows:

IRC Table R301.2(4) is amended by filling in the blanks of the table to reflect specific Kitsap County criteria as follows:

Ground Snow Load = 25<sup>a</sup>.  
Wind Speed = Ultimate. 110  
Wind Debris = No  
Special Wind Region = No

Seismic Design Category = D2  
Weathering = Moderate  
Frost Line Depth = 12"  
Termite = Slight to Moderate  
Decay = Moderate to Severe  
Winter Design Temp = 26  
Ice Barrier Underlayment Required = No  
Flood Hazards = (a) 1980, (b) 1980  
Air Freezing Index = 148  
Mean Annual Temp = 51.4  
Topographic Effects = Yes  
Outdoor design conditions:  
    Elevation Feet = 447  
    Latitude Degrees North = 47  
    Heating 99% Outdoor Dry Bulb = 27  
    HDD/CDD Ratio = 3.43  
Cooling  
    Outdoor Air  
        1% Dry Bulb = 82  
        Coincident Wet Bulb = 64  
    Design Grains  
        55% RH Indoors = -12  
        50% RH Indoors = -5  
        45% RH Indoors = 1  
    Daily Range (DR) = M  
a. ~~Roof live load may not be reduced to less than 25#psf.~~

**Section 6.** Kitsap County Code Section 14.04.558, 'Prescriptive foundations.' Last amended by Ordinance 592-2021 is repealed.

**Section 7.** Kitsap County Code Section 14.04.595, 'Existing Buildings.' Last amended by Ordinance 552-2004 is repealed.

**NEW Section 8.** A new section 14.04.599, 'IRC Appendices adopted and amended.' Is added to the Kitsap County Code as follows:

**14.04.599 IRC Appendices adopted and amended.**

IRC appendices AE, and AR are adopted and amended as follows:

A. IRC appendix AE is further amended by KCC 14.04.910.

**Section 9.** Kitsap County Code Section 14.04.601, 'IMC general.', last modified by Ordinance 440 (2009) is amended as follows:

A. IMC Section 101.1 is amended as follows:

**101.1 Title.** These regulations shall be known as the Kitsap County Mechanical Code, hereinafter referred to as "this code."

~~B. IMC Section 102.8 is amended by adding an additional subsection, 102.8.1 as follows:~~

~~**102.8.1 Referenced Codes.** Wherever this code states the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever this code states the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NFPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever this code states the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.~~

~~C.~~ IMC Section 106.4.3 is amended as follows:

**106.4.3 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180~~365~~ days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration and shall demonstrate good cause.

~~D.~~ IMC Section 106.4.4 is deleted.

~~E.~~ IMC Section ~~106.5.2~~109.2 is amended as follows:

~~**106.5.2**~~**109.2 Fees.** The fees for mechanical permits shall be established by resolution.

~~F.~~ IMC Section ~~106.5.3~~109.2 is amended by adding a new subsection 109.2.1 as follows:

~~106.5.2~~**109.2.1 Fee Refunds.** The code official shall authorize fee refunds as established by resolution.

**Section 10.** Kitsap County Code Section 14.04.605, 'IMC corrections.', last modified by Ordinance 397 (200) is amended as follows:

Typographical error corrections as identified in Errata published by the International Code Council or State Building Code Council shall become part of this code as if contained herein.

**Section 11.** Kitsap County Code Section 14.04.615, 'IMC violations and appeals.', last modified by Ordinance 592 (2021) is amended as follows:

A. IMC Section ~~408.4~~115.2 is amended as follows:

~~**108.4 Violation penalties.** Failure to comply with any provision or requirement of this code, failure to comply with a directive of the code official made pursuant to the code official's authority under this code, or failure to comply with permit conditions or certificates issued pursuant to this code are considered violations of this code. Violations will be enforced in accordance with Section 14.04.065 Kitsap County Code.~~**115.2 Stop Work Orders.** Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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, is in violation of this code and subject to enforcement in accordance with Section 14.04.065 Kitsap County Code.

B. IMC Section ~~408.5~~115.4 is amended as follows:

~~**108.5 Stop Work Orders.** Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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, is in violation of this code and subject to enforcement in accordance with Section 14.04.065 Kitsap County Code.~~**115.4 Violation penalties.** Failure to



comply with any provision or requirement of this code, failure to comply with a directive of the code official made pursuant to the code official's authority under this code, or failure to comply with permit conditions or certificates issued pursuant to this code are considered violations of this code. Violations will be enforced in accordance with Section 14.04.065 Kitsap County Code.

C. IMC Section ~~409.4~~113.1 is amended as follows:

**~~409.4~~113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the technical provisions of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990. Appeals of administrative provisions shall be in accordance with Kitsap County Code Chapter 21.04.

D. IMC Sections ~~409.2~~113.2 through ~~409.7~~113.4 are deleted and not adopted.

E. IMC Section 114 'Board of Appeals' is deleted in its entirety and not adopted.

F. IMC Section 116 'Stop Work Order' is deleted in its entirety and not adopted.

**Section 12.** Kitsap County Code Section 14.04.645, 'International Fuel Gas Code.', last modified by Ordinance 592 (2021) is amended as follows:

A. IFGC Section 101.1 is amended as follows:

**101.1 Title.** These regulations shall be known as the Kitsap County Fuel Gas Code, hereinafter referred to as "this code."

~~B. IFGC Section 102.8 is amended by adding an additional subsection 102.8.3 as follows:~~

~~**102.8.3 Washington State Referenced Codes.** Wherever the adopted codes state the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever the adopted codes state the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NEPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever the adopted codes state the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.~~

~~B.C.~~ IFGC Section 106.5.3 is amended as follows:

**106.5.3 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within ~~180~~365 days after its

issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration and shall demonstrate good cause.

~~D. IFGC Section 106.5.4 is deleted and not adopted.~~

~~E.C.~~ IFGC Section ~~106.6.2~~109.2 is amended as follows:

**~~106.6.2~~109.2 Fees.** The fees for fuel-gas installation permits shall be established by resolution.

~~F.D.~~ IFGC Section ~~106.6.3~~109.6 is amended as follows:

**~~106.6.3~~109.6 Fee refunds.** The code official shall authorize fee refunds as established by resolution.

~~G.E.~~ IFGC Section 301.11 is amended as follows:

**301.11 Flood Hazard.** For structures located in flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located at least 1 foot above the design flood elevation and shall comply with the flood-resistant construction requirements of the International Building Code.

**Exception:**

The appliance, equipment and system installations regulated by this code are permitted to be located below the design flood elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation and shall comply with the flood-resistant requirements of the International Building Code.

**Section 13.** Kitsap County Code Section 14.04.655, 'IFGC violations and appeals.', last modified by Ordinance 592 (2021) is amended as follows:

A. IFGC Section ~~408.4~~114.1 is amended as follows:

~~108.4 Violation penalties.~~ Failure to comply with any provision or requirement of this code, failure to comply with a directive of the code official made pursuant to the code official's authority under this code, or failure to comply with permit conditions or certificates issued pursuant to this code are considered violations of this code. Violations will be enforced in accordance with Section 14.04.065 Kitsap County Code. **114.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the technical provisions of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990. Appeals of administrative provisions shall be in accordance with Kitsap County Code Chapter 21.04.

B. IFGC Section ~~108.5~~116.4 is amended as follows:

~~108.5 Stop Work Orders.~~ Upon notice from the code official that work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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, is in violation of this code and subject to enforcement in accordance with Section 14.04.065 Kitsap County Code. **116.4 Violation penalties.** Failure to comply with any provision or requirement of this code, failure to comply with a directive of the code official made pursuant to the code official's authority under this code, or failure to comply with permit conditions or certificates issued pursuant to this code are considered violations of this code. Violations will be enforced in accordance with Section 14.04.065 Kitsap County Code.

C. IFGC Section 109.1 is amended as follows:

~~109.1 General.~~ In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the technical provisions of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990. Appeals of administrative provisions shall be in accordance with Kitsap County Code Chapter 21.04.

D. IFGC Sections 109.2 through 109.7 are 113 Means of Appeal is deleted in its entirety and is not adopted.

**Section 14.** Section 14.04.705 of the Kitsap County Code, Appeals and violations, last amended by Ordinance 592-2021 is renumbered as Kitsap County Code Section 14.04.720, and amended as follows:

**14.04.705 720 Appeals and violations.**

A. IFC Section ~~109.1~~ 111.1 is amended as follows:

**~~109.1~~ 111.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of the technical provisions of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990. Appeals of administrative provisions shall be in accordance with Kitsap County Code Chapter 21.04.

B. IFC Section ~~109.3~~ 111.3 is deleted and not adopted.

C. IFC Section ~~112.4~~ 113.4 is amended as follows:

**~~112.4~~ 113.4 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, is in violation of this code and subject to enforcement in accordance with Section 14.04.065, Kitsap County Code. The work done may also be subject to the provisions of Kitsap County Code Article 9, the Abatement of Dangerous Buildings Code.

**Section 15.** Section 14.04.710 of the Kitsap County Code, Operational permits, last amended by Ordinance 592-2021 is renumbered as Kitsap County Code Section 14.04.705, and amended as follows:

**~~14.04.710~~ 14.04.705 Operational permits.**

A. IFC Section ~~105.6.15~~ 105.5.17 is deleted and not adopted.

B. IFC Section ~~105.6~~ 105.5 is amended by adding an additional subsection, ~~105.6.51~~ 105.5.53, as follows:

**~~105.6.51~~ 105.5.53 Bed & Breakfast/Boarding House.** An operational permit is required to operate a residential building, or portion thereof, where the occupants are primarily transient in nature, as a Bed and Breakfast House, Bed and Breakfast Boarding house, or a Boarding House as defined in Kitsap County Code 14.04.100.

C. IFC Section ~~105.6.4~~ 105.5.5 is amended as follows:

~~105.6.4~~**105.5.5 Carnivals, fairs and festivals.** An operational permit is required to conduct a carnival, fair or festival.

**Exception:** Outdoor music entertainment regulated by Kitsap County Code Chapter 6.20.

Upon receipt of an application for a fair or festival the fire marshal is authorized to:

1. Notify other county departments of the application.
2. Require that event promoters notify affected and surrounding property owners.
3. Require that event promoters hold or attend public outreach or application review meetings.

**Section 16.** Section 14.04.720 Construction permits (Reserved), last amended by Ordinance 323-2004 is renumber as Kitsap County Code Section 14.04.710, and amended as follows:

~~14.04.720~~**14.04.710 Construction permits (Reserved).**

(See IFC Section ~~405.7~~105.6 for required construction permits.)

**Section 17.** Section 14.04.730 Fire department access, last amended by Ordinance 592-2021, is amended as follows:

**14.04.730 Fire department access apparatus access roads.**

IFC Section 503, including those provisions that are not adopted by the Washington State Building Code in WAC 51-54A-0503, is hereby adopted in its entirety by Kitsap County as IFC Section 503 as set forth in the ~~2018~~ 2021 International Fire Code and as amended in subsections (A) through (E) of this section.

A. IFC Section 503.1.1 is amended by the addition of an additional exception 1.4, as follows:

**503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every building, facility or portion of building or facility hereafter constructed or moved into or within the jurisdiction. The fire apparatus access shall comply with the requirements of this section and shall extend to within 150 (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.

**Exceptions:**

1. The fire code official is authorized to increase the dimension of 150 feet (45720 mm)-where:

1.1 The building or facility is equipped with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2 Fire apparatus access roads cannot be installed in conformance with these Standards due to topography, waterways, non-negotiable grades, critical areas or other similar conditions, and an approved alternative means of fire protection is provided.

1.3 There are not more than two (2) Group R-3 (single-family dwellings) occupancies.

1.4 ~~Where the~~ Fire apparatus access roads serves only residential accessory building/occupancies (private garages, carports, sheds, agricultural buildings), as defined by the International Building Code.

2. The fire code official may modify or exempt requirements for fire apparatus access roads serving ground mounted solar voltaic power generation facilities, or communication or power transmission towers and support facilities.

B. IFC Section 503.2.4 is amended as follows:

**503.2.4 Turning radius.** Fire apparatus access roads serving single-family residential buildings shall have a minimum 25 feet inside radius. Access roads serving commercial buildings and facilities shall have a minimum 35 feet inside radius. All turning radius dimensions shall be made to the edge of the roadway surface.

C. IFC Section 503.2.6 is amended as follows:

**503.2.6 Bridges and elevated surfaces.** Bridges or elevated surfaces constructed as part of a private fire apparatus access road shall be constructed to support the live loads imposed by fire apparatus access. Vehicle load limits shall be posted at both entrances to such bridges and surfaces as required by the fire marshal. Where elevated surfaces serving as fire apparatus access are adjacent to other elevated surfaces not intended for such use, barricades and or signs shall be provided as required by the fire marshal.

D. IFC Section 503.2.7 is amended as follows:

**503.2.7 Grade.** The grade (slope) of fire apparatus access roads shall not exceed 12%.

**Exception:** The grade of the fire apparatus access road may be increased if buildings or facilities are equipped with an approved automatic fire sprinkler system when approved by the fire district chief and Fire Code Official.

E. IFC Section 503.4 is amended as follows:



**503.4 Obstructions.** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. The fire code official is authorized to remove or cause the removal of any obstruction or vehicle parked in areas marked in accordance with section 503.3. Vehicles parked or otherwise obstructing fire apparatus access roads shall be in violation of this code. Owners and operators of such vehicles are subject to enforcement pursuant to section 14.04.065. The Kitsap County Sheriff's Office is authorized to assist the Fire Code Official with enforcement of this section.

**Section 18.** Section 14.04.750 Fire alarm and detection systems, last amended by Ordinance 592-2021 is renumbered as Kitsap County Code Section 14.04.770, and amended as follows:

**14.04.750770 Fire alarm and detection systems.**

In order to provide clarity and to maintain consistency between the building code and the fire code, the following subsections modify language in both the International Building Code as well as the International Fire Code as set forth below:

A. IBC Section 907.2 and IFC Section 907.2 are amended as follows:

**907.2 Where required – new buildings, structures and occupancies.** An approved, addressable fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings, structures and occupancies in accordance with Sections 907.2.1 through 907.2.24 and provide occupancy notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location on each floor to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of this code allow the elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed on each floor.

**Exceptions:**

1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during sprinkler system impairment. When provided, the manual fire alarm box shall not be located in an area accessible to the public.

3. Fire alarm systems that consist of ten or fewer initiating devices need not be addressable.

B. IBC Section 907.2 and IFC Section 907.2 are further amended by the addition of a new subsection 907.2.24 as follows:

**907.2.24 New occupancies in excess of 4000 square feet of gross floor area.** All new buildings and new occupancies in new or existing buildings where the gross floor area exceeds 4000 square feet shall be provided throughout with an approved manual and automatic fire alarm system. The automatic fire detection shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed. New occupancies shall include new tenants; changes in tenant space or occupancy; and changes in the use or classification of an occupancy or tenant space.

**Exceptions:**

1. Group R Division 3 and U occupancies.
2. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the fire alarm system, automatic heat or smoke detection requirements of this section may be modified upon specific approval by the Fire Code Official.

~~B~~C. IBC Section 907.6.6 and IFC Section 907.6.6 are amended as follows:

**IBC 907.6.6, IFC 907.6.6 Monitoring.** Fire alarm systems required by this chapter or by the International Building Code or International Fire Code, shall be monitored by a U.L. (Underwriters Laboratory) -listed central station in accordance with NFPA 72.

**Exception:** Monitoring by a supervising station is not required for:

1. Single and multiple-station smoke alarms required by Section 907.2.4011.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one and two-family dwellings.

~~C. IBC Section 907.2 and IFC Section 907.2 are further amended by the addition of a new subsection 907.2.24 as follows:~~

~~**907.2.24 New occupancies in excess of 4000 square feet of gross floor area.** All new buildings and new occupancies in new or existing buildings where the gross floor area exceeds 4000 square feet shall be provided throughout with an approved manual and automatic fire alarm system. The automatic fire detection shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed. New occupancies shall include new tenants;~~



~~changes in tenant space or occupancy; and changes in the of use or classification of an occupancy or tenant space.~~

**Exceptions:**

- ~~1. Group R Division 3 and U occupancies.~~
- ~~2. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the fire alarm system, automatic heat or smoke detection requirements of this section may be modified upon specific approval by the Fire Code Official.~~

D. A new IFC Section 907.8.5 Accidental alarm activations, together with ~~is amended by the addition of new subsections 907.8.5.1 through 907.8.5.6~~ is added to the IFC as follows:

**907.8.5 Accidental alarm activations.**

**907.8.5.1 Accidental alarm activations.** All installed fire alarm systems regardless of whether or not the installation was or was not required by this or any other code shall be maintained and operated in a manner as to assure to the greatest extent possible that accidental alarm activations will be avoided.

**907.8.5.2 Accidental alarm activations – definition.** For the purpose of this section, accidental fire alarm activation shall be defined as the accidental creation and/or transmission of an alarm signal, or system trouble signal when an emergency or trouble condition does not exist.

**907.8.5.3 Accidental alarm activations – penalties.** The fire marshal may assess a civil penalty of \$200 plus the cost incurred by the responding fire district against the owner or lessee of a property for each subsequent accidental fire alarm activation beyond four (4) in any six-month period when such alarm is received by Kitsap 911~~Central Communications (GenCom)~~ for any single location.

**907.8.5.4 Recovery of penalties.** The fire marshal is authorized to seek the recovery of penalties in accordance with any method allowed by law. Penalties recovered on behalf of the fire districts shall be paid to the appropriate fire district.

**907.8.5.5 Penalty – waiver.** The fire marshal may waive all or a portion of the penalty assessed by this section upon application in writing from the affected party if the affected party can provide documentation that a technician qualified to accomplish such work has identified and remedied the cause of the accidental fire alarm activation(s). Rendering a required alarm activation or notification device inoperable shall not be considered a remedy to the cause of the activation.

**907.8.5.6 Penalty – appeal.** The denial of a penalty waiver in whole or in part may be appealed in writing to the director. The appeal must be submitted within ten (10) work days of receiving the denial and must clearly state why the appellant believes the waiver denial is in error.

**Section 19.** Kitsap County Code Section 14.04.760, Appendices adopted and amended, last amended by Ordinance 552-2018, is renumbered as Kitsap County Code Section 14.04.785, and amended as follows:

**14.04.760/785 Appendices adopted and amended.**

IFC Appendices B, D, F, and G, are adopted and in Section ~~14.04.040~~, are amended as follows:

A. IFC Appendix B, FIREFLOW REQUIREMENTS FOR BUILDINGS is amended as follows:

1. Section B103.1 is amended as follows:

**B103.1 Decreases.** The Fire Code Official is authorized to reduce fire flow requirements for isolated buildings or group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical. Commercial fire-flow shall not be less than that specified in Table B105.1 for duration of two hours in all cases. Provided, that in Table B105.1 for construction type V-B, the total fire area in square feet is revised by deleting the term 0-3,600. Fire flow requirements may be reduced by installing an automatic fire extinguishing system in accordance with this code.

B2. IFC Appendix B, Section B103.2 is amended as follows:

**B103.2 Increases.** The Fire Code Official is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

G3. IFC Appendix B, Section B103.3 is amended as follows:

**B103.3 Areas without water supply systems.** Development of one-and two-family dwellings with a fire flow calculation area of 5,000 square feet or greater, shall provide water supplies or approved alternative for fire-fighting purposes. In areas where fire flow or water supply is inadequate or not available, developers or property owners may use Fire Protection Credits as listed in Table B103.3 – Approved Fire Protection, provided the total fire protection credits equal or exceed 500 gallons per minute.

~~D.4.~~ IFC Appendix B, Section B103.3, is further amended by the addition of Table 103.3.

**TABLE B103.3**  
**PROVISIONS FOR APPROVED FIRE PROTECTION IN AREAS WHERE FIRE FLOW IS**  
**INADEQUATE OR NOT AVAILABLE**

**Scope:** The following fire protection development standards may apply to one- and two-family residential dwellings. Any combination of fire protection credits listed in the table can be used in areas where fire flow is inadequate or not available. The total fire protection credits shall equal or exceed 500 gallons per minute.

Method	Fire Protection Credit
1.) Automatic fire sprinkler system.	100% or 500 g.p.m. fire protection credit.
2.) An existing fire hydrant within 1,000 feet of structure which is capable of supplying 500 g.p.m. for 30 minutes and on an accessible road.	100% fire protection credit.
3.) NFPA 13D (partial system) residential fire sprinkler system for target hazards (systems may use domestic water supply).	Kitchens = 50% or 250 g.p.m. credit. Garages = 25% or 125 g.p.m. credit. 75% or 375 g.p.m. credit for protection of kitchen and attached garage.
4.) Automatic fire extinguishing system for protection of cooking appliances.	25% or 125 g.p.m. fire protection credit.
5.) An approved monitored fire alarm system.	25% or 125 g.p.m. fire protection credit.
6.) 5/8 Type X Fire-rated sheetrock installed throughout structure and automatic door closure for attached garage.	50% or 250 g.p.m. fire protection credit.
7.) Class (A) or (B) noncombustible roof covering.	25% or 125 g.p.m. fire protection credit.
8.) Create defensible space within 30 feet around the structure. Use of fire-resistant landscaping plants and vegetation.	25% or 125 g.p.m. fire protection credit.
9.) Ignition-resistant construction in accordance with the International <del>Wildland</del> Urban <del>Wildland</del> Interface Code <u>as published by the International Code Council</u> .	25% or 125 g.p.m. fire flow credit.
10.) Modified firewall between an attached garage and the living spaces is installed with: automatic door closure with solid core or 1-hour rated door; latched on all openings in ceiling of garage; ceiling openings to be 22 inches by 36 inches minimum, to allow firefighter access; fire-rated sheetrock, both sides of wall, from roof sheathing in attic to floor; penetrations sealed airtight.	25% or 125 g.p.m. fire flow credit. 25% of the square footage of the garage shall be subtracted from the total residential dwelling size to determine need for fire flow or fire protection credits.

✗ 5. IFC Appendix B, Section B104.1.1 is added as follows:

**B104.1.1 One- and Two-Family Dwellings.** The fire flow calculation area for one and two-family dwellings shall be the total floor area within the exterior walls and under the horizontal projections of a roof, including mezzanines, and attached garages.

F.6. IFC Appendix B, Section B104.2 is amended as follows:

**B104.2 Area Separation.** Portions of buildings which are separated by no more than two (2) four-hour separation walls constructed in accordance with the International Building Code, without openings and provided with a 30-inch (792mm) parapet, are allowed to be considered separate fire areas. No more than two (2) separate fire areas can be created between the four-hour (4 hour) separations by a two-hour (2 hour) separation wall constructed in accordance with the IBC.

G7. IFC Appendix B, Section B105.1 is amended as follows:

**B105.1 One- and two-family dwellings.** The minimum fire-flow requirements for one- and two-family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.

**B105.1.1 One and two-family dwellings with fire flow calculation areas of 5,000 square feet or greater.** One- and two-family dwellings with a fire flow calculation area of 5,000 square feet or greater are also required to provide water for fire protection in the amount of 500 gallons per minute. In areas where fire flow is inadequate or not available developers or property owners may use fire protection credits as listed in Table B103.3 to meet fire flow requirements, provided the total fire protection credits equal or exceed 500 gallons per minute.

**Exceptions:**

1. In areas where full fire flow is impractical, a residential sprinkler system may be substituted.
2. Permits for one – and two – family, manufactured, mobile, and modular dwellings with a fire flow calculation area of less than 5000 square feet on an existing lot.

~~H.8.~~ IFC Appendix B, Table B105.1(2) is amended as follows:

FIRE AREA (Square feet)					FIRE FLOW (gallons per minute) <sup>c</sup>	FLOW DURATION (hour)
X 0.0929 for in <sup>2</sup>						
Type 1-A and i-B <sup>a</sup>	Type IIA and IIIA <sup>a</sup>	Type IV and V-A <sup>a</sup>	Type II-B and III-B <sup>a</sup>	Type V-B <sup>a</sup>	X 3.785 for L/min.	
0-5,000	0-5,000	0-5,000	0-5,000		1,500	2
5,000-30,200	5,001-17,000	5,001-10,900	5,001-7,900	3,601-4,800	1,750	
(The remainder of Table B105.1(2) is as printed in the IFC)						

I. 9. Table B105(1), Table B105.2 and Section B105.3 are not adopted.

B. IFC Appendix D, FIRE APPARATUS ACCESS ROADS is adopted and amended as follows.

1. Section D103 is deleted in its entirety and not adopted.
2. The exception in subsection D106.1 is deleted and not adopted.
3. Subsection D206.2 is deleted in its entirety and is not adopted.
4. Subsection D107.1 is amended to read as follows: **D107.1 One or two-family dwelling residential developments.** Developments of one or two-family dwellings where the number of dwelling units exceeds 100- shall be provided with two separate and approved fire apparatus access roads.  
**Exception:** The number of one or two-family dwellings accessed by a single, approved fire apparatus access road maybe increased to not more than 250 where all dwellings are provided with approved fire sprinkler systems in accordance with Sections 903.3.1.1, 903.3.1.2, or 903.3.1.3.

**Section 20.** Kitsap County Code Section 14.04.770, 'Installation requirements,' last amended by Ordinance 464-2010, is renumbered as Kitsap County Code 14.04.750, and amended as follows:

**14.04.770750 Installation requirements.**

The following sections of the International Fire Code relating to fire protection and life safety systems are amended as follows:

A. IFC Section ~~901.4.6.1~~901.4.7.1 is amended as follows:

**901.4.6.1 901.4.7.1Access.** Rooms containing automatic sprinkler system risers, fire pumps and controllers shall be provided with a door opening to the building's exterior. Exterior doors or other doors opening into fire sprinkler

riser or fire pump rooms may be locked provided that the keys for such locks are clearly labeled and maintained in a locked key box on the building exterior or other approved location.

**Exception:** Where building or site conditions prevent rooms from opening directly to the outside, the fire marshal may approve alternate locations provided that such locations have direct access to the building exterior.

B. IFC Section 901.6.3 is amended as follows:

**901.6.3 Records.** Records of all systems inspections, tests and maintenance required by the referenced standards shall be maintained on site and shall be submitted to and in such form as established by the fire code authority. Such records shall be submitted within fourteen (14) days of the work being accomplished and include the printed name, signature, and licensing and/or certification number(s) of the technician performing the work.

C. IFC Section 903.1 is amended as follows:

**903.1 General.** Automatic sprinkler systems shall comply with this section. Fire areas shall be defined as the total floor areas of all floor levels within the exterior walls, including mezzanines, as well as all areas under the horizontal projections of the roof of a building that are not enclosed by walls. For the purpose of this section, for determining fire extinguishing system requirements, fire walls shall not define separate buildings.

**Section 21** . Kitsap County Code Section 14.04.780 Fire Extinguishing Systems is renumbered as Kitsap County Code Section 14.04.760.

**Section 22** . Kitsap County Code Section 14.04.785 IFC referenced standards, is renumbered as Kitsap County Code Section 14.04.780.

**NEW Section 23** . A new section 14.04.805, Expiration. Is added to the Kitsap County Code as follows:

Section 104.3 of the UPC is amended as follows:

**104.4.3 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within ~~180~~365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on

good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration and shall demonstrate good cause.

**NEW Section 24.** A new section 14.04.810, UPC Appendices adopted and amended. Is added to the Kitsap County Code as follows:

**14.04.810 UPC Appendices adopted and amended.**

UPC appendix D is adopted.

**Section 25.** Kitsap County Code Section 14.04.850 DBC general., last amended by Ordinance 323-2004, is amended as follows:

14.04.850 ~~DBC~~ General.

A. Title. This Article shall be known as the ~~Abatement of Dangerous Buildings Code~~, may be cited as such, and will be referred to herein as “this code.”

B. Purpose and Scope. It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code, Fire Code, or any other means available by law, whereby buildings or structures which may endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

The purpose of this code is not to create or 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 code.

The provisions of this code shall apply to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous.

C. Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

D. Liability. The building official and authorized representatives charged with the enforcement of this code shall not be held personally liable for any act or omission that occurs during the performance of official duties.

**Section 26.** Kitsap County Code Section 14.04.910 ‘General.’, last amended by Ordinance 440-2009, is amended as follows:

~~Kitsap County, in Section 14.04.040, adopts the 2006 International Residential Code (IRC) Appendix~~ AE of the International Residential Code as adopted in Kitsap County

Code Section 14.04.599 is amended as follows: ~~pursuant to the authority of RCW 43.22 and RCW 19.27, and amended as follows:~~

A. IRC Appendix E, Section AE101.1 is amended as follows:

**AE101.1 General.** These provisions shall be applicable only to a manufactured home used as a single dwelling unit installed on a lot and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

Exception: In addition to these provisions, new and replacement manufactured homes to be located in flood hazard areas as established in Table R301.2(1) of the International Residential Code shall meet the applicable requirements of Sections ~~R324~~R322 of the International Residential Code.

B. IRC Appendix E, Section AE102.2 is amended as follows:

**AE102.2.2 Additions, alterations or repairs.** Additions made to a manufactured home shall conform to one of the following:

1. Be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).
2. Be designed and constructed to conform with the applicable provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).
3. Be designed and constructed in conformance with the code adopted by this jurisdiction.

Additions shall be structurally separated from the manufactured home.



- C. IRC Appendix E, Section AE102.3 is deleted and not adopted.
- D. IRC Appendix E, Section AE102.5 is deleted and not adopted.
- E. IRC Appendix E, Section ~~AE304.2~~ AE104.2 is amended as follows:

**~~AE304.2~~ AE104.2 Additions, alterations and repairs to a manufactured home.** A permit shall first be obtained from the Washington State Department of Labor and Industries to alter, remodel, repair or attach accessory buildings or structures to a manufactured home subsequent to its initial installation. Permit issuance and fees therefore shall be in conformance with the codes applicable to the type of work involved.

An addition made to a manufactured home as defined in these provisions shall comply with these provisions.

- F. IRC Appendix E, Section ~~AE302.1~~ AE105.1 is amended by adding additional paragraphs as follows:

Pursuant to RCW 19.27.095 and RCW 19.27.097, and in addition to the requirements above, no building permit application shall be complete unless or until evidence of an adequate water supply and evidence of an adequate sewage disposal system for the intended use of the building is provided from an approved agency for structures where plumbing fixtures are part of the proposed building permit application.

Evidence shall be by either A or B below:

A. Upon building permit application, where parcels are serviced by on-site sewage disposal systems, an accepted building site application\* or an accepted building clearance is required for:

1. New manufactured home installations.
2. Additions where there is an increase in the floor area which extends beyond the original exterior walls.
3. Alteration or remodeling where the total number of bedrooms is increased.
4. Change in use which results in an increase in the water/sewage volume or potential health risk.

\* An application may be submitted with a preliminary building site application, which may be obtained from the health district. However, until an accepted building site application is received from the health district, a building permit application will not be complete.

B. Upon building permit application, a sewer permit and an accepted building clearance are required for the installation of a manufactured home unit.

G. IRC Appendix E, Section ~~AE304.1~~AE107.1 is amended as follows:

**~~AE304.1~~AE107.1 Permit Fees.** The fee for each manufactured home installation permit shall be established by resolution.

H. ~~IRC Appendix E, Section AE304.2~~AE107.2 is deleted and not adopted.

I. ~~IRC Appendix E, Section AE304.3.3.3~~AE107.3.3 is deleted and not adopted.

J. ~~IRC Appendix E, Section AE305.5.1~~AE108.5.1 is amended as follows:

**~~AE305.5.1~~AE108.5.1 Structural inspections for the manufactured home installation.**

The building official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or the permit holder's agent wherein the same fails to comply with these provisions or other applicable codes.

A. Reinforcing steel or structural framework of any part of a manufactured home foundation system specifically designed by an engineer registered in the State of Washington, shall not be covered or concealed without first obtaining the approval of the building official.

1. Foundation Inspection: To be made after excavations for footings are completed and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete from a central mixing plant is to be used, (ready-mixed) the concrete materials need not be on the job.

2. Concrete Slab or Under-Floor Inspection: To be made after all in-slab or underflow building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or the manufactured home is installed.

B. Anchorage Inspection: To be made after the manufactured home has been installed and permanently anchored.

K. IRC Appendix E, Section AE305.6 is amended by adding an additional paragraph as follows:

Manufactured homes or their accessory buildings shall not be used or occupied until a certificate of occupancy is issued in accordance with Section R110 of this code.

- L. IRC Appendix E, Section AE501.1 is amended as follows:

**AE501.1 General.** A manufactured home shall be installed on a foundation system which is designed and constructed in accordance with the manufacturer's installation instructions.

**Exception:** When specifically authorized by the building official, foundation and anchorage systems which are constructed in accordance with the methods specified in Section AE600 of these provisions, or in the United States Department of Housing and Urban Development Handbook, Permanent Foundations For Manufactured Housing, 1984 Edition, Draft, shall be deemed to meet the requirements of this Appendix E.

- M. IRC Appendix E, Section AE504.1 is amended as follows:

**AE504.1 General.** Accessory buildings shall not be structurally supported by or attached to a manufactured home unless engineering calculations are submitted to substantiate any proposed structural connection and all alterations to the manufactured home are approved by the Washington State Department of Labor and Industries.

**Exception:** The building official may waive the submission of engineering calculations if it is found that the nature of the work applied for is such that engineering calculations are not necessary to show conformance to these provisions.

- N. IRC Appendix E, Section ~~AE600.1~~AE120.1 is amended as follows:

**~~AE600.1~~AE120.1 General.** Sections ~~AE601~~AE121 through ~~AE605~~AE125 are applicable only when specifically authorized by the building official for use when specific installation instructions from the manufacturer of the manufactured home are not available.

**Section 27.** Kitsap County Code Section 14.04.950 'Creation.', last amended by Ordinance 323-2004 is amended as follows:

There is hereby created a single, consolidated board of appeals as specified in the International Building Code (IBC) Section ~~412~~2113, International Residential Code (IRC) Section R112, International Mechanical Code (IMC) Section ~~409~~1113, International Fuel-Gas Code (IFGC) Section ~~409~~1113, and International Fire Code (IFC) Section ~~408~~111.

**Section 28. Effective Date.** This Ordinance shall be effective immediately upon adoption by the Board of County Commissioners.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025

**BOARD OF COUNTY COMMISSIONERS  
KITSAP COUNTY, WASHINGTON**

\_\_\_\_\_  
**CHRISTINE ROLFES**, Chair

\_\_\_\_\_  
**ORAN ROOT**, Commissioner

\_\_\_\_\_  
**KATHERINE T. WALTERS**, Commissioner

ATTEST:

\_\_\_\_\_  
Dana Daniels, Clerk of the Board

Approved as to Form:

\_\_\_\_\_  
Deputy Prosecuting Attorney