

Introduced: 2/20/24  
Adopted: 2/20/24

CODE

**CITY OF REDMOND  
ORDINANCE NO. 3148**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC CHAPTERS 15.08, BUILDING CODE; 15.12, ELECTRICAL CODE; 15.14, MECHANICAL CODE; 15.16, PLUMBING CODE; 15.18, ENERGY CODE, AND ADDING 15.26, WILDLAND-URBAN INTERFACE CODE, TO UPDATE THE CITY'S BUILDING AND CONSTRUCTION CODES TO REFLECT CURRENT STATE STANDARDS

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WHEREAS, RCW 19.27.031 mandates that all cities use and enforce the State Building Code adopted by the State Building Code Council; and

WHEREAS, RCW 19.27A.20 mandates that all cities use and enforce the current versions of the Washington State Energy Code adopted by the State Building Code Council; and

WHEREAS, effective March 15, 2024, the State Building Code Council has adopted the 2021 Editions of the International Building Code, International Residential Code, International Mechanical Code, Uniform Plumbing Code, Washington State Energy Code, International Wildland-Urban Interface Code; and

WHEREAS, effective April 1, 2024, the Washington State Department of Labor & Industries has adopted the 2023 Edition of the National Electrical Code; and

WHEREAS, the Redmond Environmental Sustainability Action Plan requires "solar-ready" and EV-ready infrastructure for all new commercial and residential development, the City is also electing to adopt optional solar-ready provisions for detached one- and two-family dwellings and townhouses (Appendix T).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1.        Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2.        Amendment of Chapter. RMC 15.08, Building Code, is here hereby amended to read as follows:

**Chapter 15.08  
BUILDING CODE\***

Sections:

- 15.08.010        **Short title.**
- 15.08.020        **Adoption.**
- 15.08.030        **Public inspection.**
- 15.08.040        **Deletions.**
- 15.08.050        **Amendments to the International Building Code.**
- 15.08.055        **Amendments to the International Existing Building Code.**
- 15.08.060        **Amendments to the International Residential Code.**
- 15.08.070        **Complete application for permit.**
- 15.08.080        **Enforcement and penalties.**

**Prior legislation:** Ords. 1926, 2014, 2215.

\* Formerly Chapter 20E.10 RCDG.

**15.08.010 Short title.**

This chapter and amendments hereto shall constitute the "Building Code" of the City and may be cited as such.

15.08.020 Adoption.

~~[THE INTERNATIONAL BUILDING CODE, 2018 EDITION, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH THE ADDITIONS, DELETIONS AND EXCEPTIONS AS SET FORTH IN CHAPTER 51-50 WAC, AND THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH THE ADDITIONS, DELETIONS AND EXCEPTIONS AS SET FORTH IN CHAPTER 51-51 WAC, ARE HEREBY ADOPTED BY THIS REFERENCE AND INCORPORATED HEREIN AS IF SET FORTH IN FULL AS THE BUILDING CODE FOR THE CITY, EXCEPT SUCH PORTIONS AS MAY BE DELETED, MODIFIED OR AMENDED BY THIS CHAPTER.]~~

The 2021 edition of the International Building Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in chapter 51-50 of the Washington Administrative Code. The 2021 edition of the International Existing Building Code, as published by the International Code Council is included in the adoption of this Code with the exceptions noted in WAC 51-50-480000. A117.1-2017 is adopted pursuant to chapters 70.92 and 19.27 RCW.

The 2021 edition of the International Residential Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in chapter 51-51 of the Washington Administrative Code. Chapters 11 and 25 through 43 of this code are not adopted.

The Building Official may use appendices for guidance in interpreting and administering the Building Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

<b>International Building Code:</b>	
Appendix E,	Supplemental Accessibility Requirements;
Appendix I,	Patio Covers
<b><u>International Existing Building Code:</u></b>	
<b><u>Appendix A,</u></b>	<b><u>Seismic Retrofit of Existing Buildings</u></b>
<b>International Residential Code:</b>	
Appendix A,	Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;
Appendix B,	Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use and Type B Vents;
Appendix C,	Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;
Appendix F,	<del>{PASSIVE}</del> Radon Gas Controls;
Appendix H,	Patio Covers;
<b><u>Appendix Q,</u></b>	<b><u>Tiny Homes</u></b>
<b><u>Appendix T,</u></b>	<b><u>Solar-ready provisions-detached one- and two-family dwellings and townhouses.</u></b>
Appendix U,	Dwelling Unit Fire Sprinkler Systems

**15.08.030 Public inspection.**

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the

codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

**15.08.040 Deletions.**

A. The following sections of the 2021 International Building Code, [~~2018 Edition~~], are hereby deleted:

1. Section 101.4.4 - Property maintenance.
2. Section 105.1.1 - Annual permit.
3. Section 105.1.2 - Annual permit records.
4. [~~SECTION 113 - BOARD OF APPEALS.~~]

**B. The following sections of the 2021 International Existing Building Code, are hereby deleted:**

1. Section 105.1.1 Annual permit.
2. Section 105.1.2 Annual permit records.

~~[B. THE FOLLOWING SECTIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE, [2018 EDITION], ARE HEREBY DELETED:~~

1. [~~SECTION R112 - BOARD OF APPEALS.~~]
2. ~~CHAPTERS 11 AND 25 THROUGH 43 (CHAPTER 51-51 WAC).~~]

**15.08.050 Amendments to the International Building Code.**

The following sections of the International Building Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section 101.1, Title.

These regulations shall be known as the "Building Code of the City of Redmond," hereinafter referred to as "this code."

B. Amend Section 101.4, Referenced Codes.

The other codes listed in Sections 101.4.1 through [~~101.4.6~~] **101.4.7** and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

**101.4.1 Gas.** The provisions of the International Fuel Gas Code as adopted in Chapter 15.14 RMC shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

**101.4.2 Mechanical.** The provisions of the International Mechanical Code as adopted in Chapter 15.14 RMC shall apply to the installation, alteration, repair and replacement of mechanical systems, including equipment, appliances, fixtures, fittings

and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

**101.4.3 Plumbing.** The provisions of the Uniform Plumbing Code as adopted in Chapter 15.16 RMC shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the State of Washington requirements for private sewage disposal shall apply to private sewage disposal systems.

**101.4.4 Property Maintenance** is not adopted.

**101.4.5 Fire Prevention.** The provisions of the International Fire Code as adopted in Chapter 15.06 RMC shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

**101.4.6 Energy.** The provisions of the Washington State Energy Code as adopted in Chapter 15.18 RMC shall apply to all matters governing the design and construction of buildings for energy efficiency.

**101.4.7 Existing Buildings.** The provisions of the International Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

C. Amend Section 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 [~~DOES NOT EXCEED~~] is not greater than 200 square feet (18.58 m<sup>2</sup>).
2. Fences not over 7 feet (2,134 mm) high.
3. Repealed by Ord. 2452.
4. Retaining walls [~~WHICH~~] 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 [~~DOES NOT EXCEED~~] **is not greater than** 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks, driveways and detached decks not more than 30 inches (762 mm) above adjacent grade and not over any 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 [~~AS APPLICABLE IN SECTION 101.2, WHICH~~] **that** are less than 24 inches (610 mm) deep, [~~DO NOT EXCEED~~] **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, [~~AND~~] not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. ~~{WINDOW AWNINGS SUPPORTED BY AN EXTERIOR WALL WHICH DO NOT PROJECT MORE THAN 54 INCHES (1,372 MM) FROM THE EXTERIOR WALL AND DO NOT REQUIRE ADDITIONAL SUPPORT OF GROUP R-3, AS APPLICABLE IN SECTION 101.2, AND GROUP U OCCUPANCIES.}~~ Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372mm) from the exterior wall and do not require additional support.

13. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1,753 mm) in height.

**Electrical:**

1. Repairs and maintenance: Class A Basic Electrical Work as defined in RCW 19.28.006.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

4. Electrical and telecommunications utility companies: The provisions of this code shall not apply to electrical and telecommunications utility companies as specified in RCW 19.28 and WAC 296-46B.

**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 its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**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.

D. Amend Section 105.3.2, Time Limitation of Application.

An application for permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

E. Amend Section 105.5, Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than

365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

F. Amend Section 109.2, Schedule of Permit Fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Redmond Zoning Code Section 21.76.030, Application Requirements, as said section currently exists or is hereafter amended, modified or recodified.

G. Amend Section 109.3, Building Permit Valuations.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official. Construction valuations for new square footage shall be calculated according to, IBC Building Area definition.

H. Amend Section 109.4, Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation

fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, may be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

I. [~~ADD~~] Amend Section 113, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

The provisions of this section shall not preclude the Building Official from convening a Code Advisory Body comprised of members who are qualified by experience and training to pass on matters pertaining to building construction.

J. Amend Section 116.3, Notice.

If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure as provided in RMC 15.08.080, Enforcement and Penalties.

K. Amend Section 116.4, Method of Service.

The notice and order and any amended or supplemental notice and/or order shall be served as provided in RMC 15.08.080, Enforcement and Penalties.

**15.08.055 Amendments to the International Existing Building Code.**

**The following sections of the International Existing Building Code adopted by this chapter are hereby amended to read as follows:**

**A. Amend Section 101.1, Title.**

**These regulations shall be known as the "Existing Building Code of the City of Redmond," hereinafter referred to as "this code."**

**B. Amend Section 103.1, Creation of agency.**

**The "department of building safety" is hereby created, and the official in charge thereof shall be known as code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.**

~~{A. SECTION 105.2 WORK EXEMPT FROM PERMIT IS NOT ADOPTED. THE PROVISIONS FOR WORK EXEMPT FROM PERMIT AS ADOPTED IN RMC 15.08.050.C ITEM 3 SHALL APPLY.}~~

**C. Amend Section 105.2, Work Exempt from Permit.**

**RMC 15.08.050.C shall apply.**

~~[B. AMEND SECTION 105.3.2, TIME LIMITATION OF APPLICATION. AN APPLICATION FOR A PERMIT FOR ANY PROPOSED WORK SHALL BE DEEMED TO HAVE BEEN ABANDONED 365 DAYS AFTER THE DATE OF FILING, UNLESS SUCH APPLICATION HAS BEEN PURSUED IN GOOD FAITH OR A PERMIT HAS BEEN~~

~~ISSUED; EXCEPT THAT THE CODE OFFICIAL IS AUTHORIZED TO GRANT ONE OR MORE EXTENSIONS OF TIME FOR ADDITIONAL PERIODS NOT EXCEEDING 365 DAYS EACH. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED.]~~

**D. Amend Section 105.3.2, Time Limitation of Application.**

**RMC 15.08.050.D shall apply.**

~~[C. SECTION 105.5 EXPIRATION. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK ON THE SITE AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 365 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED ON SITE BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 365 DAYS AFTER THE TIME THE WORK IS COMMENCED. THE CODE OFFICIAL IS AUTHORIZED TO GRANT, IN WRITING, ONE OR MORE EXTENSIONS OF TIME FOR PERIODS NOT MORE THAN 180 DAYS EACH. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED.]~~

**E. Amend Section 105.5, Expiration.**

**RMC 15.08.050.E shall apply.**

~~[D. SECTION 112 BOARD OF APPEALS IS NOT ADOPTED. THE PROVISIONS FOR MEANS OF APPEAL AS ADOPTED IN RMC 15.08.050.I ITEM 9 SHALL APPLY.]~~

**F. Amend Section 108.4, Work commencing before permit issuance.**

**RMC 15.08.050.H shall apply.**

**G. Amend Section 112, Means of Appeals.**

**RMC 15.08.050.F shall apply.**



~~{E. 115.3 NOTICE IS NOT ADOPTED. THE PROVISIONS FOR NOTICE AS ADOPTED IN RMC 15.08.050.J ITEM 10 SHALL APPLY.}~~

**H. Amend Section 115.3, Notice.**

**RMC 15.08.050.J shall apply.**

~~{F. 115.4 METHOD OF SERVICE IS NOT ADOPTED. THE PROVISIONS FOR METHOD OF SERVICE AS ADOPTED IN RMC 15.08.050.K ITEM 11 SHALL APPLY.}~~

**I. Amend Section 115.4, Method of Service.**

**RMC.15.08.050.K shall apply.**

**15.08.060 Amendments to the International Residential Code.**

The following sections of the International Residential Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section R101.1, Title.

~~{THESE PROVISIONS SHALL BE KNOWN AS THE "RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS OF THE CITY OF REDMOND," AND SHALL BE CITED AS SUCH AND WILL BE REFERRED TO AS "THIS CODE."}~~ **These regulations shall be known as the "Residential Building Code for One- and Two-family Dwellings of the City of Redmond," hereinafter referred to as "this code."**

B. Amend Section R102.4, Referenced Codes and Standards.

~~{THE REFERENCED CODES AND STANDARDS SHALL BE AS SPECIFIED IN SECTION 101.4 OF THE AMENDED ADMINISTRATIVE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, SECTION 15.08.050, REDMOND MUNICIPAL CODE.}~~

**RMC.15.08.050.B shall apply.**

C. Amend Section R105.2, Work Exempt from Permit.

Exemption 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. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).
2. Fences not over 7 feet (2,134 mm) high.
3. Retaining walls [~~WHICH~~] 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.
4. Water tanks supported directly [~~ON~~] upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks, driveways. [~~AND DETACHED DECKS NOT MORE THAN 30 INCHES (762 MM) ABOVE ADJACENT GRADE AND NOT OVER ANY BASEMENT OR STORY BELOW.~~]
6. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall [WHICH] that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.
11. Light weight roof covering. Light weight roof covering includes composition, or metal roof covering, and similar materials where the installed unit weight is less than 4 pounds per square foot.
12. Removal and replacement of interior doors in existing door frames. The size of opening may not be altered.
13. Removal and replacement of exterior windows in existing window openings. The size of opening may not be altered, and operable opening size may not be decreased.

**Electrical:**

1. Repairs and maintenance: A permit shall not be required for Class A Basic Electrical Work as defined in RCW 19.28.006.

**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 appliancess.
2. Portable ventilation [~~EQUIPMENT~~] appliances.
3. Portable cooling unitss.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part which does not alter its approval or make it unsafe.
6. Portable evaporative coolerss.
7. Self-contained refrigeration systemss containing 10 pounds (4.54 kg) or less of refrigerant [~~AND~~] 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.

D. Amend Section R105.3.2, Time Limitation of Application.

~~{AN APPLICATION FOR A PERMIT FOR ANY PROPOSED WORK SHALL BE DEEMED TO HAVE BEEN ABANDONED 365 DAYS AFTER THE DATE OF FILING UNLESS SUCH APPLICATION HAS BEEN PURSUED IN GOOD FAITH OR A PERMIT HAS BEEN ISSUED; EXCEPT THAT THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT ONE OR MORE EXTENSIONS OF TIME FOR ADDITIONAL PERIODS NOT EXCEEDING 365 DAYS EACH. THE EXTENSION SHALL BE REQUIRED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED.}~~

**RMC 15.08.050.D shall apply**

E. Amend Section R105.5, Expiration.

~~{EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 365 DAYS AFTER ITS ISSUED OR AFTER COMMENCEMENT OF WORK IF MORE THAN 365 DAYS PASS~~

~~BETWEEN INSPECTIONS. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT, IN WRITING, ONE OR MORE EXTENSIONS OF TIME FOR PERIODS NOT MORE THAN 180 DAYS EACH. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED.]~~

**RMC 15.08.050.E shall apply.**

F. Amend Section R108.2, Schedule of Permit Fees.

~~{ON BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS OR ALTERATIONS REQUIRING A PERMIT, A FEE FOR EACH PERMIT SHALL BE PAID AS REQUIRED, IN ACCORDANCE WITH THE REDMOND ZONING CODE 21.76, AS SAID SECTION CURRENTLY EXISTS OR IS HEREAFTER AMENDED, MODIFIED OR RECODIFIED.}~~

**RMC 15.08.050.F shall apply.**

G. Amend Section R108.3, Building Permit Valuations.

~~{BUILDING PERMIT VALUATIONS SHALL INCLUDE TOTAL VALUE OF THE WORK FOR WHICH A PERMIT IS BEING ISSUED, SUCH AS ELECTRICAL, GAS, MECHANICAL, PLUMBING, EQUIPMENT, AND OTHER PERMANENT SYSTEMS, INCLUDING MATERIALS AND LABOR. CONSTRUCTION VALUATIONS FOR NEW SQUARE FOOTAGE SHALL BE CALCULATED ACCORDING TO IBC BUILDING AREA.}~~

**RMC 15.08.050.G shall apply.**

H. Amend Section R108.6, Work Commencing Before Permit Issuance.

~~{ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE NECESSARY PERMITS SHALL BE SUBJECT TO A SPECIAL INVESTIGATION~~

~~FEE. THE INVESTIGATION FEE SHALL BE EQUAL TO THE AMOUNT OF THE PERMIT FEE THAT WOULD BE REQUIRED BY THIS CODE IF A PERMIT WERE TO BE ISSUED. AN INVESTIGATION FEE, IN ADDITION TO THE PERMIT FEE, MAY BE COLLECTED WHETHER OR NOT A PERMIT IS THEN OR SUBSEQUENTLY ISSUED. THE PAYMENT OF SUCH INVESTIGATION FEE SHALL NOT EXEMPT ANY PERSON FROM COMPLIANCE WITH ALL OTHER PROVISIONS OF THIS CODE, NOR FROM ANY PENALTY PRESCRIBED BY LAW.]~~

**RMC 15.08.050.H shall apply.**

I. [ADD] **Amend** Section R112, Board of Appeals.

~~[APPEALS OF ORDERS, DECISIONS OR DETERMINATIONS MADE BY THE BUILDING OFFICIAL RELATED TO THE APPLICATION OR INTERPRETATION OF THIS CODE SHALL BE MADE PURSUANT TO REDMOND ZONING CODE SECTION 21.76.060(I), APPEALS OF TYPE I AND II PERMITS, AS SAID SECTION CURRENTLY EXISTS OR IS HEREAFTER AMENDED, MODIFIED OR RECODIFIED.]~~

**RMC 15.08.050.F shall apply.**

J. Amend Table R301.2 ~~[(1)]~~, Climatic and Geographic Design Criteria.

Ground Snow Load = 15 psf

Wind Speed = 110 mph

Topographic effects = NO

Seismic Design Category = D2

Subject to Damage From

Weathering = Moderate

Frost Line Depth = 12"

Termite = Slight to Moderate

Decay = Slight to Moderate

Winter Design Temp. = 27 degrees F

Ice Shield Underlayment Required = No

Flood Hazards = Joined National Flood Insurance Program 1979

Current Flood Hazard Map - FIRM 1999

Air Freezing Index = 113

Mean Annual Temp. = 52 degrees F]

K. Add Section R115, Unsafe Structures and Equipment.

Unsafe structures and equipment are subject to the provisions for unsafe structures and equipment as provided in RMC 15.08.050, [AMENDED] Section 116 of the International Building Code.

**15.08.070 Complete application for permit.**

Determination of whether a building permit application is complete for purposes of administering RZC Chapter 21.76, Review Procedures, shall be made by the Building Official and shall be based upon the adopted building codes.

**15.08.080 Enforcement and penalties.**

Any person who violates a provision of this code or fails to comply with any of the requirements thereof, at the discretion of the Building Official, shall be subject to the enforcement and penalties provided in RMC Chapter 1.14.



Section 3.      Amendment of Chapter. RMC 15.12, Electrical Code, is here hereby amended to read as follows:

**Chapter 15.12**

**ELECTRICAL CODE\***

Sections:

- 15.12.010      **Short title.**
- 15.12.020      **Adoption.**
- 15.12.030      **Public inspection.**
- 15.12.040      **Deletions.**
- 15.12.050      **Amendments.**
- 15.12.060      **Penalties for violations.**

**Prior legislation:** Ords. 2215 and 2014.

\* Formerly Chapter 20E.20 RCDG.

**15.12.010 Short title.**

This chapter and amendments hereto shall constitute the "Electrical Code" of the City and may be cited as such.

**15.12.020 Adoption.**

~~{THE NATIONAL ELECTRICAL CODE (NEPA 70), 2020 EDITION, AND EFFECTIVE JULY 1, 2020, THE 2020 EDITION, PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, WITH THE ADDITIONS, DELETIONS AND EXCEPTIONS AS SET FORTH IN CHAPTER 296-46B WAC IS HEREBY ADOPTED BY THIS REFERENCE AND INCORPORATED HEREIN AS IF SET FORTH IN FULL AS THE ELECTRICAL CODE FOR THE CITY, EXCEPT SUCH PORTIONS AS MAY BE DELETED, MODIFIED OR AMENDED BY THIS CHAPTER.}~~

The 2023 edition of the National Electrical Code (NEPA 70) as published by the National Fire Protection Association is hereby adopted by reference with the exceptions noted in chapter 296-46B of the Washington Administrative Code, except such portions as may be deleted, modified or amended by this chapter.

The Building Official may use the annexes for guidance in interpreting and administering the Electrical Code and the provisions of this chapter. Further, the following annex chapters are specifically adopted:

<u>Annex A, Product Safety Standards;</u>
<u>Annex B, Application Information for Ampacity Calculation</u>
<u>Annex C, Conduit and Tubing Fill Tables for Conductors and Fixture Wires of the Same Size</u>

~~{ANNEX A, PRODUCT SAFETY STANDARDS;~~

~~ANNEX B, APPLICATION INFORMATION FOR AMPACITY CALCULATION; AND~~

~~ANNEX C, CONDUIT AND TUBING FILL TABLES FOR CONDUCTORS AND  
FIXTURE WIRES OF THE SAME SIZE.]~~

**15.12.030 Public inspection.**

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

**15.12.040 Deletions.**

The following sections of the National Electrical Code, [~~2020~~ **2023** Edition, and Chapter 296-46B WAC, Electrical Safety Standards, Administration, and Installation, are hereby deleted:

- A. References to fees in WAC 296-46B-906, 296-46B-908, 296-46B-909, 296-46B-911 and 296-46B-915.
- B. Electrical Board - Appeal Rights and hearings in WAC 296-46B-995.
- C. Ground-Fault Circuit-Interrupter Protection for Personnel - 210.8(B) Other than Dwelling Units will not be adopted due to lack of availability of equipment to provide this protection for three-phase receptacles.

**15.12.050 Amendments.**

The following sections of the [~~2020~~ **2023** National Electrical Code adopted by this chapter are hereby amended to read as follows:

A. Add new Section 90.4(A), Administration.

The amended administrative provisions of the International Building Code, Section 15.08.050 Redmond Municipal Code, shall apply.

B. Add new Section 90.4(B), Basic Electrical Work.

The Basic Electrical Work definition and classification as specified in RCW 19.28.006.

C. Add new Section 90.4(C), Inspections.

The installation, alteration or extension of any electrical system, fixtures or components for which an Electrical Permit is required by this Code shall be subject to inspection by the Building Official and such electrical systems, fixtures and components shall remain accessible and exposed for inspection purposes until approved by the Building Official. It shall be the duty of the permit applicant to cause the electrical systems to remain accessible and exposed for inspection purposes. The City shall not be liable for any expense entailed in the removal or replacement of material required to permit inspection. Electrical systems and equipment regulated by the National Electrical Code shall not be connected to the energy source or energized until authorized by the Building Official.

D. Add new Section 90.4(D), Special Inspections.

The Building Official may require special inspection of equipment or wiring methods where the installation requires

special training, equipment, expertise, knowledge, or other such factors. Where such special inspection is required, an independent third party acceptable to the Building Official shall perform it. The special inspection person/agency shall be designated and approved prior to beginning the installation of wiring or equipment. The Building Official prior to the installation being approved shall receive a written report from the designated special inspection agency indicating that the installation conforms to the appropriate Codes and standards. All costs for such testing and reporting shall be the responsibility of the permit holder.

E. Add new Section 90.4(E), Unused Conductors.

Electrical conductors not in use shall be removed unless otherwise authorized by the Building Official.

F. Add new Section 90.4(F), Corrections.

If, upon inspection, any installation is found not to be fully in conformity with this Code, the Building Official shall at once forward to the person, firm, or corporation making the installation a written notice stating the defects that have been found to exist. Correction of these defects shall be made within 15 days.

G. Add new Section 90.4(G), Approval of Violations.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the National

Electrical Code or other laws or ordinances of the City. Inspections presuming to give authority to violate or cancel provisions of the National Electrical Code or other laws or ordinances of the City shall not be valid.

H. Add new Section 90.4(H), Time Limitation of Application.

An application for permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been

issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

I. Add new Section 90.4(I), Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

J. Add new Section 90.4(J), Schedule of Permit Fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Redmond Zoning Code Section 21.76.030, Application Requirements, as said section currently exists or is hereafter amended, modified or recodified.

K. Add new Section 90.4(K), Permit Valuations.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final permit valuation shall be set by the building official.

L. Add new Section 90.4(L), Work Commencing Before Permit Issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition

to the permit fee, may be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

M. Add Section 113, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified. The provisions of this section shall not preclude the Building Official from convening a Code Advisory Body comprised of members who are qualified by experience and training to pass on matters pertaining to building construction.

**15.12.060 Penalties for violations.**

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure electrical system in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC 1.01.110 and RMC Chapter 1.14, as said section currently exists or is hereafter amended, modified or recodified.



Section 4.      Amendment of Chapter. RMC 15.14, Mechanical

Code, is here hereby amended to read as follows:

**Chapter 15.14**

**MECHANICAL CODE\***

Sections:

- 15.14.010      **Short title.**
- 15.14.020      **Adoption.**
- 15.14.030      **Public inspection.**
- 15.14.040      **Deletions.**
- 15.14.050      **Amendments to the International Mechanical Code.**
- 15.14.060      **Amendments to the International Fuel Gas Code.**
- 15.14.070      **Penalties for violations.**

**Prior legislation:** Ords. 1926, 2014, 2215.

\* Formerly Chapter 20E.60 RCDG.

**15.14.010 Short title.**

This chapter and amendments hereto shall constitute the "Mechanical Code" of the City and may be cited as such.

**15.14.020 Adoption.**

~~{THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH THE ADDITIONS, DELETIONS AND EXCEPTIONS AS SET FORTH IN CHAPTER 51-52 WAC AND THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ARE HEREBY ADOPTED BY THIS REFERENCE AND INCORPORATED HEREIN AS IF SET FORTH IN FULL AS THE MECHANICAL CODE FOR THE CITY, EXCEPT SUCH PORTIONS AS MAY BE DELETED, MODIFIED OR AMENDED BY THIS CHAPTER.}~~

The 2021 edition of the International Mechanical Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in chapter 51-52 of the Washington Administrative Code. The 2021 edition of the International Fuel Gas Code as published by the International Code Council is included in the adoption of this Code with the exceptions noted in WAC 51-52.

The Building Official may use the appendices for guidance in interpreting and administering the Mechanical Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

<b>International Mechanical Code:</b>	
None.	
<b>International Fuel Gas Code:</b>	
Appendix A,	Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;
Appendix B,	Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and

	Appliances Listed for Use and Type B Vents; [ <del>and</del> ]
Appendix C,	Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.

**15.14.030 Public inspection.**

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

**15.14.040 Deletions.**

A. The following sections of the 2021 International Mechanical Code [~~2018 EDITION,~~] are hereby deleted:

1. Section 106.1.1 - Annual permit.
2. Section 106.1.2 - Annual permit records.
3. Section 106.4.4 - Extensions.
4. Section 114 - Board of Appeals.
5. [~~SECTION 109 - MEANS OF APPEAL.~~]

B. The following sections of the International Fuel Gas Code, 2018 Edition, are hereby deleted:

1. Chapter 1 - Administration.

**15.14.050 Amendments to the International Mechanical Code.**

The following sections of the International Mechanical Code adopted by this chapter are hereby amended to read as follows:

- A. Amend Section 101.1, Title.

These regulations shall be known as the "Mechanical Code of the City of Redmond," hereinafter referred to as "this code."

- B. Amend Section 102.8, Referenced Codes and Standards.

The referenced codes and standards shall be as specified in Section 101.4 of the amended administrative provisions of the International Building Code, Section 15.08.050 Redmond Municipal Code.

- C. Amend Section 106.3.3, Time Limitation of Application.

An application for a permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official shall have the authority to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable case demonstrated.

- D. Amend Section 106.4.1, Approved Construction Documents.

When the code official issues a permit where construction documents are required, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." Such reviewed construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents. One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the code official or a duly authorized representative.

The code official shall have the authority to issue a permit for the construction of part of a mechanical system before the construction documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire mechanical system will be granted.

E. Amend Section 106.4.3, Expiration.

~~{EVERY PERMIT ISSUED BY THE CODE OFFICIAL UNDER THE PROVISIONS OF THIS CODE SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE WORK AUTHORIZED BY SUCH PERMIT IS NOT COMMENCED WITHIN 365 DAYS FROM THE DATE OF SUCH PERMIT, OR IF THE WORK~~

~~AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 365 DAYS. BEFORE SUCH WORK RECOMMENCES, PERMIT SHALL BE FIRST OBTAINED AND THE FEE THEREFOR SHALL BE ONE HALF THE AMOUNT REQUIRED FOR A NEW PERMIT FOR SUCH WORK; PROVIDED, THAT CHANGES HAVE NOT BEEN MADE AND WILL NOT BE MADE IN THE ORIGINAL CONSTRUCTION DOCUMENTS FOR SUCH WORK AND PROVIDED FURTHER THAT SUCH SUSPENSION OR ABANDONMENT HAS NOT EXCEEDED ONE YEAR.]~~

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

~~[F. AMEND SECTION 106.4.4, EXTENSIONS.]~~

~~A PERMITTEE HOLDING AN UNEXPIRED PERMIT SHALL HAVE THE RIGHT TO APPLY FOR AN EXTENSION OF THE TIME WITHIN WHICH THE PERMITTEE WILL COMMENCE WORK UNDER THAT PERMIT WHERE WORK IS UNABLE TO BE COMMENCED WITHIN THE TIME REQUIRED BY THIS SECTION FOR GOOD AND SATISFACTORY REASONS. THE CODE OFFICIAL SHALL EXTEND THE TIME FOR ACTION BY THE PERMITTEE FOR A PERIOD NOT EXCEEDING 365 DAYS IF THERE IS REASONABLE CAUSE. A PERMIT SHALL NOT BE EXTENDED~~

~~MORE THAN ONCE. THE FEE FOR AN EXTENSION SHALL BE ONE-HALF THE AMOUNT REQUIRED FOR A NEW PERMIT FOR SUCH WORK.]~~

[G.] F. Amend Section 106.4.7, Previous Approvals.

This code shall not require changes in the construction documents, construction, and designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 365 days after the effective date of this code and has not been abandoned.

~~[H. AMEND SECTION 106.5.2, FEE SCHEDULE.~~

~~A FEE FOR EACH PERMIT SHALL BE PAID AS REQUIRED, IN ACCORDANCE WITH THE REDMOND ZONING CODE SECTION 21.76.030(E), AS SAID SECTION CURRENTLY EXISTS OR IS HEREAFTER AMENDED, MODIFIED, OR RECODIFIED.]~~

~~[I. AMEND SECTION 106.5.3, FEE REFUNDS.~~

~~THE CODE OFFICIAL SHALL AUTHORIZE THE REFUNDING OF FEES BASED ON ADMINISTRATIVE PROVISION OF THE INTERNATIONAL BUILDING CODE, CHAPTER 15.08 REDMOND MUNICIPAL CODE.]~~

J. Amend Section [~~108.4~~] 115.4, Violation Penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure mechanical system in violation of the approved construction documents or

directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in Redmond Municipal Code 1.01.110 and Chapter 1.14 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

K. Amend Section [~~109~~] 113, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

**15.14.060 Amendments to the International Fuel Gas Code.**

The following sections of the International Fuel Gas Code adopted by this chapter are hereby amended to read as follows:

A. Add new Chapter 1, Administration.

~~[THE AMENDED ADMINISTRATIVE PROVISIONS OF THE INTERNATIONAL MECHANICAL CODE, REDMOND MUNICIPAL CODE 15.14.050, SHALL APPLY.]~~

**Chapter 1, Scope and Administration, of the International Mechanical Code with the exceptions noted in RMC.15.14 shall apply.**



**15.14.070 Penalties for violations.**

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure mechanical system in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC 1.01.110 and RMC Chapter 1.14, as said section currently exists or is hereafter amended, modified or recodified.

Section 5.      Amendment of Chapter. RMC 15.16, Plumbing Code, is here hereby amended to read as follows:

**Chapter 15.16**

**PLUMBING CODE\***

Sections:

15.16.010	Short title.
15.16.020	Adoption.
15.16.030	Public inspection.
15.16.040	Deletions.
15.16.050	Amendments.
15.16.060	Penalties for violations.

**Prior legislation:** Ords. 1926, 2014, 2215.

\* Formerly Chapter 20E.70 RCDG.

**15.16.010 Short title.**

This chapter and amendments hereto shall constitute the "Plumbing Code" of the City and may be cited as such.

15.16.020 Adoption.

~~{THE UNIFORM PLUMBING CODE, 2018 EDITION, PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, TOGETHER WITH THE ADDITIONS, DELETIONS AND EXCEPTIONS AS SET FORTH IN CHAPTER 51-56 WAC, ARE HEREBY ADOPTED BY THIS REFERENCE AND INCORPORATED HEREIN AS IF SET FORTH IN FULL AS THE PLUMBING CODE FOR THE CITY, EXCEPT SUCH PORTIONS AS MAY BE DELETED, MODIFIED OR AMENDED BY THIS CHAPTER.}~~

The 2021 edition of the Uniform Plumbing Code, including Appendices A, B, I, and M, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference with the following additions, deletions and exceptions: Provided that chapters 12 and 14 of this code are not adopted. Provided further that those 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 are not adopted.

The Building Official may use the appendices for guidance in interpreting and administering the Plumbing Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

Appendix Sizing the Water  
A, Supply System;

Appendix B,	Explanatory Notes on Combination Waste and Vent Systems; and
Appendix I,	Installation Standards.
Appendix M,	Peak Water Demand Calculator

**15.16.030 Public inspection.**

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

**15.16.040 Deletions.**

The following sections of the Uniform Plumbing Code, 2018 Edition, are hereby deleted:

A. Section 104.3.2 - Plan Review Fees.

C. Table 104.5 - Plumbing Permit Fees.

C. Chapters 12 and 15, plus those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances found in Chapter 5 and those portions of the code addressing building sewers (WAC 51-56-003).

**15.16.050 Amendments.**

The following sections of the Uniform Plumbing Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section 104.3.3, Time Limitation of Application.

~~{APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 365 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION, PLANS AND OTHER DATA SUBMITTED FOR REVIEW, THEREAFTER, SHALL BE RETURNED TO THE APPLICANT OR DESTROYED BY THE AUTHORITY HAVING JURISDICTION. THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO EXCEED THE TIME FOR ACTION BY THE APPLICANT FOR A PERIOD NOT TO EXCEED 365 DAYS UPON REQUEST BY THE APPLICANT SHOWING THAT CIRCUMSTANCES BEYOND THE CONTROL OF THE APPLICANT HAVE PREVENTED THE ACTION FROM BEING TAKEN. NO APPLICATION SHALL BE EXTENDED MORE THAN ONCE. IN ORDER TO RENEW ACTION ON AN APPLICATION AFTER EXPIRATION, THE APPLICANT SHALL RESUBMIT PLANS AND PAY A NEW PLAN REVIEW FEE.}~~

**An application for permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to**

grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

B. Amend Section 104.4.3, Expiration.

~~{A PERMIT ISSUED BY THE AUTHORITY HAVING JURISDICTION UNDER THE PROVISIONS OF THIS CODE SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID WHERE THE WORK AUTHORIZED BY SUCH PERMIT IS NOT COMMENCED WITHIN 365 DAYS FROM THE DATE OF SUCH PERMIT, OR WHERE THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED AT A TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 365 DAYS. BEFORE SUCH WORK IS RECOMMENCED, A PERMIT SHALL FIRST BE OBTAINED TO DO SO, AND THE FEE, THEREFORE, SHALL BE ONE HALF THE AMOUNT REQUIRED FOR A NEW PERMIT FOR SUCH WORK, PROVIDED NO CHANGES HAVE BEEN MADE OR WILL BE MADE IN THE ORIGINAL CONSTRUCTION DOCUMENTS FOR SUCH WORK, AND PROVIDED FURTHER THAT SUCH SUSPENSION OR ABANDONMENT HAS NOT EXCEEDED 1 YEAR.}~~

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods

**not more than 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.**

C. Amend Section 104.4.4, Extensions.

A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The Authority Having Jurisdiction shall be permitted to extend the time for action by the permittee for a period not exceeding 365 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented the action from being taken. No permit shall be extended more than once unless authorized by the Building Official. In order to renew action on a permit after expiration, the permittee shall pay one half of permit fees for a new permit.

D. Amend Section 104.5, Fees.

A fee for each permit shall be paid as required, in accordance with the Redmond Zoning Code Section 21.76.030(E), as said chapter currently exists or is hereafter amended, modified or recodified.

E. Amend Section 104.5.3, Fee Refunds.

Section 108.6 Refunds of the administrative provisions of the International Building Code, Chapter 15.08 Redmond Municipal Code, shall apply.

F. Amend Section 106.3, Penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure plumbing system in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC 1.01.110 and Chapter 1.14 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

G. Amend Section 107.0, Board of Appeals.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

**15.16.060 Penalties for violations.**

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure plumbing system in

violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC 1.01.110 and RMC Chapter 1.14, as said section currently exists or is hereafter amended, modified or recodified.

Section 6.      Amendment of Chapter. RMC 15.18, Energy Code, is here hereby amended to read as follows:

**Chapter 15.18**  
**ENERGY CODE\***

Sections:

- 15.18.010      Short title.**
- 15.18.020      Adoption.**
- 15.18.030      Public inspection.**
- 15.18.040      Deletions.**
- 15.18.050      Amendments.**
- 15.18.060      Penalties for violations.**

**Prior legislation:** Ords. 1926, 2014, 2215.

\* Formerly Chapter 20E.50 RCDG.

**15.18.010   Short title.**

This chapter and amendments hereto shall constitute the "Energy Code" of the City and may be cited as such.

**15.18.020   Adoption.**

~~{THE WASHINGTON STATE ENERGY CODE, 2018 VERSION, CHAPTERS 51-11C AND 51-11R WAC, IS HEREBY ADOPTED BY THIS REFERENCE AND INCORPORATED HEREIN AS IF SET FORTH IN FULL AS THE ENERGY CODE FOR~~



~~THE CITY, EXCEPT SUCH PORTIONS AS MAY BE DELETED, MODIFIED OR AMENDED BY THIS CHAPTER.]~~

The 2021 edition of the Washington State Energy Code is hereby adopted by reference with the exceptions noted in chapters 51-11C and 51-11R.

**15.18.030 Public inspection.**

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

**15.18.040 Deletions.**

There are no deletions to the Washington State Energy Code.

**15.18.050 Amendments.**

There are no amendments to the Washington State Energy Code.

**15.18.060 Penalties for violations.**

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions

of this code, shall be subject to the penalties provided for in RMC 1.01.110 and RMC Chapter 1.14, as said section currently exists or is hereafter amended, modified or recodified.

Section 7.        Addition of Chapter. RMC 15.26, Wildland-Urban Interface Code, is here hereby added to read as follows:

**Chapter 15.26**

**WILDLAND-URBAN INTERFACE CODE**

**Sections:**

- 15.26.010        Short title.
- 15.26.020        Adoption.
- 15.26.030        Public inspection.
- 15.26.040        Deletions.
- 15.26.050        Amendments.
- 15.26.060        Penalties for violations.

15.26.010 Short title.

This chapter and amendments hereto shall constitute the "Wildland-Urban Interface Code" of the city and may be cited as such.

15.26.020 Adoption.

The 2021 edition of the International Wildland-Urban Interface Code (WUI) as published by the International Code Council is hereby adopted by reference with the exceptions noted in chapter 51-55 of the Washington Administrative Code.

15.26.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the

codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

15.26.040 Deletions.

There are no deletions to the Wildland-Urban Interface Code.

15.26.050 Amendments.

There are no amendments to the Wildland-Urban Interface Code.

15.26.060 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC 1.01.110 and RMC Chapter 1.14, as said section currently exists or is hereafter amended, modified or recodified.

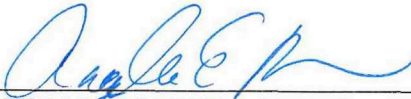
Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or

constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 9.      Effective date. This ordinance shall take effect on a date coinciding with Washington State's actual effective dates, anticipated to occur on March 15, 2024, and April 1, 2024. Provided five days have passed since the date of publication of a summary in the City's official newspaper or as otherwise provided by law.

ADOPTED by the Redmond City Council this 20th day of February,  
2024.

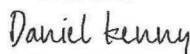
CITY OF REDMOND:

  
ANGELA BIRNEY, MAYOR

ATTEST:

  
CHERYL XANTHOS, MMC, CITY CLERK

APPROVED AS TO FORM:

DocuSigned by:  
  
DDAD3356F1F2425...  
DANIEL P. KENNY CITY ATTORNEY

FILED WITH THE CITY CLERK: February 6, 2024  
PASSED BY THE CITY COUNCIL: February 20, 2024  
SIGNED BY THE MAYOR: February 23, 2024  
PUBLISHED: February 26, 2024  
EFFECTIVE DATE: Expected to occur on March 15, 2024,  
and April 1, 2024 (per section 9 of  
this ordinance)

ORDINANCE NO. 3148

YES: ANDERSON, FIELDS, FORSYTHE, KRITZER, NUEVACAMINA, SALAHUDDIN,  
STUART

NO: NONE