

**CITY OF REDMOND
ORDINANCE NO.2452 (AM)**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC 15 08 050, AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, ADDRESSING WORK EXEMPT FROM PERMIT TO INCREASE THE SQUARE FOOTAGE ALLOWED FOR ONE-STORY DETACHED ACCESSORY STRUCTURES USED AS TOOL AND STORAGE SHED, PLAYHOUSES, AND SIMILAR USES, TO ALLOW DETACHED DECKS TO BE EXEMPT FROM PERMIT THAT ARE NOT MORE THAN 30 INCHES ABOVE ADJACENT GRADE, AND AMENDING RMC 15 08 060, AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, ADDRESSING WORK EXEMPT FROM PERMIT, TO INCREASE THE SQUARE FOOTAGE ALLOWED FOR ONE-STORY DETACHED ACCESSORY STRUCTURES USED AS TOOL AND STORAGE SHED, PLAYHOUSES, AND SIMILAR USES, ADDRESSING DETACHED DECKS, LIGHT WEIGHT ROOF COVERING, REMOVAL AND REPLACEMENT OF INTERIOR DOORS AND EXTERIOR WINDOWS

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, the State Building Code Council allows local amendments to the administrative provisions of the State Building Code without their approval, and

WHEREAS, the Building Division of the Department of Planning and Community Development has recommended that the City adopt amendments to the 2006 International Building code and the 2006 International Residential Code addressing work exempt from permit in the administrative provisions, and

WHEREAS, the Building Division desires to make amendment to the adopted building codes to in order to reflect current practice in connection with work exempt from permit

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 code

Section 2 Amendment of Subsection RMC 15 08 050(3), Amendments to the International Building Code, is hereby amended to read as follows

3 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 [~~120~~ 200 square feet (18 58 m²)

2 Fences not over 6 feet (1,829 mm) high

3 [~~OIL DERRICKS~~]

4 Retaining walls which 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 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1

6 Sidewalks, [~~AND~~] 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 are less than 24 inches (610 mm) deep, do not exceed 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

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

Section 3 Amendment of Subsection RMC 15 08 060(3),
Amendments to the International Residential Code, is hereby amended to read as follows

3 Amend Section R105 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, provided the floor area does not exceed [~~120~~] 200 square feet (18 58 m²)

2 Fences not over 6 feet (1,829 mm) high

3 Retaining walls which 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 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 , [~~AND~~] 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 accessory to a one or two-family dwelling

9 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

10. 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.

11. Removal and replacement of interior doors in existing door frames.

12. 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.

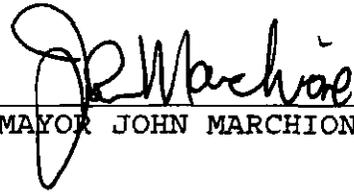
Section 4 Severability If any section, sentence, clause or phrase of this ordinance or any of the codes or regulations adopted hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the adopted codes or regulations

Section 5 Effective Date This ordinance shall take effect and be in full force five days after its passage and publication of a summary or as otherwise provided by law

ADOPTED by the Redmond City Council this 7th day of March,

2009

CITY OF REDMOND

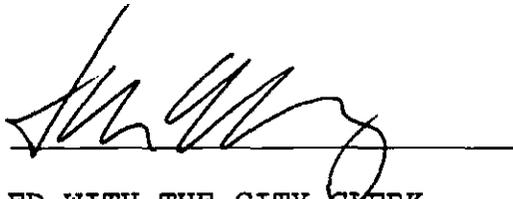

MAYOR JOHN MARCHIONE

ATTEST


CITY CLERK, MICHELLE M MCGEHEE, CMC

(SEAL)

APPROVED AS TO FORM
OFFICE OF THE CITY ATTORNEY

By 

FILED WITH THE CITY CLERK	March 25, 2009
PASSED BY THE CITY COUNCIL	April 7, 2009
SIGNED BY THE MAYOR	April 7, 2009
PUBLISHED	April 13, 2009
EFFECTIVE DATE	April 18, 2009
ORDINANCE NO 2452 (AM)	

APPROVED 7-0 Allen Carson, Cole Margeson McCormick Myers and Vache