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AN ORDINANCE regulating the erection, construction, enlargement, alteration, repair, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings or structures in the City of Bellevue; providing for the issuance of permits and collection of fees therefor; deferring the establishment of fire districts; providing penalties for the violation thereof, and repealing Section 1 (a) of Ordinance No. 2 and Ordinance No. 14.

THE CITY COUNCIL OF THE CITY OF BELLEVUE DO ORDAIN AS FOLLOWS:

Section 1. Provisions of "Uniform Building Code" Adopted.

The provisions of the Uniform Building Code, 1955 Edition, Volume I, and the provisions of the "Short Form Uniform Building Code", 1955 Edition, published by the Pacific Coast Building Officials Conference, of which three (3) copies are on file in the office of the City Clerk, are adopted hereby and by this reference are made a part of this Ordinance. Citation or reference to the provisions hereby adopted shall be by the section, paragraph or chapter numbers therein contained.

Section 2. Section 301 (d) of the Uniform Building Code is amended to provide as follows:

"Section 301 (d) Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth at not less than one eighth (1/8th) of an inch to the foot, shall show all necessary distances and dimensions, shall be accurate, explicit and complete. Every sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and person who prepared such plans. Plans shall include a plot plan showing the location of the proposed building and of every pertinent existing building on the property and site. Plot plans shall also include the legal description of the property, either by lot and block number and name of the subdivision, or by metes and bounds description. In lieu of detailed specifications, the building official may approve references on the plans to a specific section or other applicable laws or ordinances."

Section 3. A new subsection 301 (e) shall be added to the provisions of the Uniform Building Code to provide as follows:

"Section 301 (e) Qualifications of Persons Preparing Plans and Specifications. Except for Group I and J occupancies, all plans and specifications shall be prepared by or under the direction of, or contain a certificate of approval by, an architect licensed to practice as an architect in the State of Washington, or a structural engineer licensed to practice as such in the State of Washington. Computations, stress diagrams, and other data sufficient to show the correctness of the plans, shall be submitted when required by the building official."

Section 4. Section 303 (a) of the Uniform Building Code shall be amended to provide as follows:

"Section 303 (a) Building and Furnace Permit Fees.

1. Estimating Building Values and Other Structures to Determine Permit Fees.

A fee for each building permit shall be paid to the Building Official in accordance with the following schedule:

The building permit fee shall be \$1.00 for each \$250.00 or major fraction thereof of the first \$100,000.00 or less of the estimated cost. For each added \$500.00 or major fraction thereof of the estimated cost up to a total of \$500,000.00 the added fee shall be \$1.00 and thereafter be \$0.50 for each \$500.00. In no case shall the minimum fee be less than \$4.00.

For the purpose of this subsection, the estimated cost of buildings and other structures, as well as additions thereto, shall be arrived at by multiplying the estimated cost of a cubic foot, as set forth in the table following, by the cubical content arrived at in accordance with the rules hereinafter set forth. Where the cubical content method is manifestly inapplicable as in the case of alterations, repairs or the construction of a retaining wall, commercial sign, etc., the Building Official shall estimate the cost as near as he can, including therein the cost of all essential equipment in place, excluding furnishings.

Estimated Value of Buildings According to Type

<u>Type of Construction</u>	<u>Estimated Cost Per Cubic Foot (in cents)</u>
<u>Occupancy E, G &amp; F 1 &amp; 3</u>	
Type I & II	0.30
Type III H. T.	0.24
Type III & IV I.H.	0.20
Type V	0.12
<u>Occupancy F.2</u>	
Type I & II	0.70
Type III H. T.	0.60
Type III & IV I.H.	0.50
Type V	0.35
<u>Occupancy A, B &amp; C</u>	
Type I & II	0.70
Type III H. T.	0.60
Type III & IV I.H.	0.50
Type V	0.40
<u>Occupancy D &amp; H</u>	
Type I & II	0.80
Type III H. T.	0.70
Type III & IV I.H.	0.60
Type V	0.50
<u>Occupancy I</u>	
Type I & II	0.60
Type III H. T.	0.50
Type III & IV I.H.	0.40
Type V	0.30
<u>Occupancy J</u>	
Type I & II	0.25
Type III H. T.	0.20
Type III & IV I.H.	0.15
Type V	0.10

The cubical content shall be measured outside to outside of walls from the basement finish floor to top of roof, or in the case of basementless houses or buildings from finish floor to top of roof, or from eighteen inches (18") below bottom of floor joists to top of roof, excluding eaves less than three feet (3'), but not dormers and towers. The volume subtended by marques, carports, covered patios, cantilevered porches, and similar construction will be from finish grade to top of such structure in height by the horizontal area measured two feet (2') inward from the outside edges of such structures.

2. Furnace and Volatile Fuel Storage Tank Permit Fees.

Storage tank and furnace permit fees shall be paid to the Building Official according to the following schedule. Where certain types of heating installation are governed by other codes, such as gas and electrical, such installation shall pay the fee provided by the applicable schedule of fees. The minimum fee shall be \$2.00.

Volatile Fuel Storage Tank Installation ..... \$2.00

There shall be added a fee of \$0.50 for additional tank (\*)

Hot Air Furnaces up to 100,000 B T U/hr..... \$2.00

For each additional 2,540 B T U/hr..... \$0.06

(\*) EXCEPTION: This shall not apply to two (2) oil drum installations such as is commonly found on residential space heaters. The maximum combined capacity shall not exceed 110 gallons.

When work for which a permit is required by this Code is started or proceeded with prior to obtaining such permit, the fees above specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein."

Section 5. Section 303 (b) of the Uniform Building Code shall be amended to provide as follows:

" Section 303 (b) Plan-checking Fees. Before plans and specifications are accepted for checking, a plan-checking fee in addition to the building permit fee shall be paid to the Building Official. The plan-checking fee shall be one half the building permit fee.

EXCEPTIONS: A plan-checking fee shall not be required for:

1. Buildings or structures whose total valuation is less than \$5,000.00;
2. Buildings of stud bearing wall construction with no floor or roof span in excess of twenty-four (24');
3. Alterations and repairs of a non-structural nature.

Section 6. A new Section 307 shall be added to the Uniform Building Code to provide as follows:

"Section 307. Moving or Changing of Occupancy Involving Existing Buildings:

(a) A fee of \$10.00 in addition to travel expense involved shall be paid to the Building Official for field inspections of existing buildings outside of the city limits of Bellevue.

(b) A fee based upon the actual cost involved shall be paid to the Building Official for inspections and reports of existing buildings in the corporate limits of Bellevue that will be involved in a change of occupancy or movement to another location within the city limits.

Section 7. Section 408 of the Uniform Building Code shall be amended to provide as follows:

Section 408. GARAGE is a building or portion thereof in which a motor vehicle containing gasoline, distillate or other volatile, flammable liquid in its tank, is stored, repaired, or kept.

GARAGE, PRIVATE, is a building, or a portion of a building, not more than six hundred twenty-five square feet (625 sq. ft.) in area, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept. (See Section 1501).

**GARAGE, PUBLIC**, is any garage other than a private garage.

**GRADE (Ground Level)** is the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet (5') of a sidewalk, the above ground level shall be measured at the sidewalk.

**GRADE (Lumber)** is the division of sawn lumber into quality classes with respect to its physical and mechanical properties.

**GUEST** is any person hiring or occupying a room for living or sleeping purposes.

Section 8. Subsection 505 (c) of the Uniform Building Code shall be amended so as to provide as follows:

"Section 505 (c) Preparation of Areas. For the purpose of this section, each portion of a building separated by one or more fire-resistive walls extending from the foundations to a point thirty (30) inches above the roof at all points may be considered a separate building. Such area separation wall shall be not less than four-hour fire-resistive in buildings of types I, II and III construction with openings protected as required for class A openings and shall be not less than two-hour fire-resistive in buildings of types IV and V construction with openings protected as required for class D openings. The width of all openings in such fire-resistive wall, in each story, shall not exceed twenty-five per cent (25%) of the length of the wall in that story."

Section 9. Section 805 of the Uniform Building Code shall be amended so as to provide as follows:

"Section 805. Light, Ventilation and Sanitation. All portions of Group C Occupancies shall be provided with light and ventilation, either natural or artificial, as specified in Section 605. Toilets, lavatories and drinking fountains shall be installed as required by the Washington State Health Department. For requirements for floors and walls of toilet compartments, see Section 1711 of the Uniform Building Code."

Section 10. Section 1105 of the Uniform Building Code shall be amended to provide as follows:

"Section 1105. Light, Ventilation and Sanitation.

(a) All portions of Group F occupancies customarily used by human beings shall be provided with light and ventilation by means of windows or skylights with an area not less than one-eighth (1/8th) of the total floor area or shall be provided with artificial light in a mechanically operated ventilating system. In no case shall less than two (2) changes of air per hour be provided.

(b) In all buildings used for the storing or handling of automobiles operated under their own power, and in all buildings where flammable liquids are used, exhaust ventilation shall be provided sufficient to produce one complete change of air every fifteen (15) minutes. Such exhaust ventilation shall be taken from a point at or near the floor level.

**EXCEPTION:** In public garages and aircraft hangars not exceeding an area of five thousand square feet (5000 sq. ft.) the Building Official may authorize the omission of such ventilating equipment where, in his opinion, the building is supplied with unobstructed openings to the outer air which are sufficient to provide the necessary ventilation.

(c) Every building or portion thereof where persons are employed shall be provided with at least one (1) toilet. Every building and each subdivision thereof where both sexes are employed shall be provided with access to at least two (2) toilets located either in such building or conveniently in a building adjacent thereto.

(d) Such toilet rooms in connection with food and beverage

establishments where food and beverage are prepared, stored or served shall have a nonabsorbent interior finish on floors, walls and ceilings. Toilet rooms in such establishments shall be separated from such establishments by a vestibule. The toilet room and the vestibule shall each have a minimum floor area of twenty-four (24) square feet and a minimum dimension of three and one-half (3-1/2) feet. Such rooms shall be equipped with self closing tight fitting doors.

(e) All toilet rooms and vestibules shall be equipped with a vertical metal ventilating duct, not less than forty-eight (48) square inches in area leading directly to the exterior of the building, or may be equipped with a mechanically operated ventilating system which provides a complete change of air in five (5) minutes.

(f) A floor drain shall be provided in the toilet rooms of taverns, clubs and other places of business where toilets are provided for public use. Retail stores handling food shall be equipped with at least one all-purpose sink. Stores in which meat is cut up or prepared for sale shall have an additional sink in such meat cutting area. Toilet rooms or vestibules shall be equipped with a lavatory for the washing of the hands.

For requirements for floors and walls of toilet compartments see Section 1711.

(g) Every building used for the storage, sale or handling of foods for man or beast shall be provided with the following rate proofing:

1. The floor of such building shall be concrete not less than three inches (3") thick when laid directly on the ground. For purposes of this subsection when a crawl space exceeds four feet (4') or more in height such crawl space shall be considered a story.
2. The foundations of the exterior walls of such buildings shall be continuous and extend at least eighteen (18) inches below grade on the exterior of the building.
3. The walls of such buildings shall be rat proofed in an approved manner at least sixteen inches (16") above the finished floors or finished exterior yard grades. Public Health Monograph #11 published by the U.S. Department of Health, Education and Welfare shall be used as a guide to determine the "approved manner".

(h) Kitchens or food processing plants shall not be located in any cellar unless specifically approved by the City Health Department. All kitchens in which food is fried or processed in hot oil or grease shall have their ranges equipped with an approved non-combustible hood properly vented to the open air at a point above the roof. The walls, floors and ceilings and doors shall be a smooth, nonabsorbent finish with no open joints or seams.

(i) All wash racks in service stations, garages or places where vehicles are washed shall be provided with a floor drain of sufficient size to dispose of all water used in such washing process. This floor drain shall be connected to an approved sand and grease trap before discharge into storm sewers or other legal means of disposal. All paved or hard surfaced areas in connection with service stations, parking lots or similar places shall be provided with approved catch basins so placed as to dispose of all of the water that may fall on such areas. Under no circumstances shall water be allowed to run across a sidewalk."

Section 11. Section 1501 of the Uniform Building Code shall be amended to provide as follows:

"Section 1501. Group J Occupancies shall be:

Division 1. Private garages, sheds, and agricultural buildings when not over six hundred twenty-five (625) square feet in area.

Division 2. Fences over six (6) feet high, tanks and towers.

Division 3. Retains walls over three (3) feet high measured from grade to top of wall.

Division 4. Signs over thirty-two (32) square feet in area, or four (4) by eight (8) feet in dimension, or more than six (6) feet high measured from grade to topmost portion of sign.

Section 12. Section 1502 of the Uniform Building Code shall be amended to provide as follows:

"Section 1502. Construction, Height and Area Allowable.

Buildings or parts of buildings or structures classed in Group J because of the use or character of the occupancy shall be one of the types of construction as specified in Part V of this Code. The floor area shall not exceed six hundred twenty-five (625) square feet. The height shall not exceed one (1) story.

When any building exceeds the limit specified in this Chapter it shall be classed in the occupancy group other than Group J that it most nearly resembles.

Private garages in connection with Group I Occupancies shall have a fire retardant separation between the dwelling and garage both as to method and materials as specified in the following paragraph. These requirements are minimum; deviations from them must have approval of the building inspector.

The material shall be installed on the garage side of such fire retardant separation and shall extend from the finish floor to the roof at all points, or from finish floor to the ceiling and thence across the ceiling to the opposite wall. Materials and method of construction shall be any one of the following:

1" x 6" tongue and groove kiln dried lumber free from knots, holes or loose knots.

5/8" Plywood

1/2" Plasterboard with a thirty (30) inch wainscot measured from the finish floor and to be made of the material listed above. The top of the wainscot and the bottom of the plasterboard shall be fastened to solid bridging placed between the wall studs.

Retaining walls shall come under the provisions of Section 2309.

Commercial signs that may be located in Fire Zones 1 or 2 need not follow the requirements as to fire resistance when determined by the Building Official that public safety is not endangered."

Section 13. Section 1504 of the Uniform Building code shall be amended to provide as follows:

Private garages which are constructed in conjunction with any Group H or I Occupancies and which have openings into such buildings shall be equipped with fixed louvered or screened openings or exhaust ventilation with exhaust openings located within six inches (6") of the floor. The clear area of the louvered opening or of the openings into the exhaust ducts shall be not less than sixty (60) square inches per car stored in such private garage. Under no circumstances shall a private garage have any opening directly into a room used for sleeping purposes, nor shall any ducts from the central hot air system be connected in any way with the garage.

Section 14. Section 2516 (a) shall be amended to provide as follows:

Section 2516 (a) FOUNDATION VENTILATION. The space under the floors of buildings (without basements or cellars) shall be ventilated through foundation walls, providing cross ventilation where practicable, by openings for a net area of not less than two square feet (2 sq. ft.) for each 100 linear feet of exterior wall plus

and a new Section 2516 (d) be added

one-third square foot (1/3 sq. ft.) for each one hundred square feet (100 sq. ft.) of crawl space, and such openings shall be covered with corrosion-resistant wire mesh with openings in such mesh not greater than one-half inch (1/2") nor less than one-fourth inch (1/4") in any dimension.

Minimum clearance between bottom of floor joists or bottom of floors without joists and the ground beneath shall be eighteen inches (18"). Minimum clearance under girders shall be twelve inches (12").

When the bottom of the ventilation opening is below or less than six (6) inches above final yard grade such opening shall be protected by a well as wide as the opening, twelve, (12) inches deep measured outward from the foundation wall, the bottom of the well shall be six (6) inches below the bottom of such opening, and the top of the well shall be a minimum of six (6) inches above final yard grade.

The well shall be constructed of concrete, masonry or a minimum of twenty-two (22) gauge galvanized sheet iron half culvert wrinkled pipe.

- (d) ~~(d)~~ CONCRETED CRAWL SPACES. When crawl spaces are floored with concrete; the floor shall be sloped to a drain that will lead away from the building any water that may enter into or collect in the crawl space. Wood foundation posts, underpinnings or similar load bearing construction shall be held away from the top of such floor by a minimum of three (3) inches.

Section 15. Section 3702 of the Uniform Building Code shall be amended to provide as follows:

"Section 3702. CHIMNEYS.

- (a) Structural Design. Chimneys shall be designed, anchored, supported and reinforced when so designed as required in this Chapter and Chapters 23 and 28. No chimney shall support any structural load other than its own weight. Chimneys in wood frame buildings shall be anchored laterally at the ceiling line and at each floor line which is more than six feet (6') above grade, except when entirely within the framework.
- (b) Walls. Every chimney shall have solid masonry or reinforced concrete walls at least eight inches (8") thick in addition to the lining of fire-clay flue lining or firebrick.
- (c) Exception. Chimneys not exceeding thirty feet (30') in height and serving medium-heat appliances may have a fire-clay flue lining surrounded by four inches (4") of brick (See Section 3713).
- (d) Flue lining. Fire-clay flue lining shall be not less than five-eighths (5/8") inches thick. The lining shall extend from eight inches (8") below the lowest inlet or, in the case of fireplaces, from the throat of the fireplace to a point at least four inches (4") above enclosing masonry walls. Fire-clay flue linings shall be installed ahead of the construction of the chimney as it is carried up, carefully bedded one on the other in fire-clay mortar, with close-fitting joints left smooth on the inside. Firebrick may be used in place of fire-clay flue lining and shall be not less than two inches (2") thick.
- (e) Flue Area. No flue area shall be smaller than the flue connection on the appliance attached thereto, nor have a minimum flue area less than the following:
1. Small stoves and heaters shall have a minimum flue area of twenty-eight (28) square inches.
  2. Range and room heaters shall have a minimum flue area of thirty-five (35) square inches (nominal 8" x 8" flue).

3. Fireplaces shall have a minimum flue area of one-tenth (1/10th) of the opening and a minimum of ninety (90) square inches (nominal 12" x 12" flue).
4. Warm air furnaces and boilers shall have a minimum flue area as recommended by the manufacturer of the appliance with a minimum of thirty-five (35) square inches (8" x 8" nominal flue).

(f) Height. Every chimney shall extend at least two feet (2') above the part of the roof through which it passes and at least two feet (2') above the highest elevation of any part of the building within ten feet (10') of the chimney. The Building Official may approve a chimney of lesser height installed with an approved vent cowl having a spark arrester whose opening shall be not less than six feet (6') from any part of the building measured horizontally. For altitudes over two thousand feet (2000') the Building Official shall be consulted in determining the height of the chimney.

(g) Corbelling. No chimney shall be corbeled from a wall more than six inches (6"); nor shall a chimney be corbeled from a wall which is less than twelve inches (12") in thickness unless it projects equally on each side of the wall. In the second story of a two-story building of Group I occupancy, corbelling of chimneys on the exterior of the enclosing walls may equal the wall thickness. In every case the corbelling shall not exceed one-inch (1") projection for each course of brick.

(h) Change in Size or Shape. No change in the size or shape of a chimney where the chimney passes through the roof shall be made within a distance of six inches (6") above or below the roof joists or rafters.

(i) Separation of Chimney Liners. When more than one (1) flue or vent is contained in the same chimney, masonry separation at least four inches (4") thick bonded into the masonry wall of the chimney shall be provided to separate flues in pairs or singly.

(j) Inlets. Every inlet to any chimney shall enter the side thereof and shall be of not less than one-eighth inch (1/8") thick metal or five-eighths inch (5/8") thick refractory material.

(k) Clearance. Combustible material shall not be placed within two inches (2") of smoke chambers, or chimneys when built entirely within a structure, or within one inch (1") when the chimney is built entirely outside the structure. For special conditions covering fireplaces is Section 3713."

Section 16. To the provisions above adapted, shall be added a new chapter which shall be numbered, entitled and provide as follows:

"Chapter 52 - Private Sewage Disposal Systems.

Section 5201. When private sewage disposal systems have been used the following principals shall be observed:

(a) Where topography and conditions permit, rain water from roofs, porch decks and crawl spaces, shall be conducted to roadside storm drainage systems by a four (4) inch tight line.

(b) Where topography does not permit drainage as provided in the foregoing subsection, the yard grade shall be so arranged that rain water from roofs, porch decks, etc., shall be conducted away from the septic tank drainfields.

(c) Where the topography does not permit drainage from roofs, porch decks, etc., to storm sewers and it is elected to conduct rain water to seepage pits, the seepage pit shall be located in a remote position away from the septic tank drainfields as determined by the Administrative Authority or his assistant. Drain lines leading to such seepage pits shall be tight lined when closer than five (5) feet to any part of a septic tank drainfield.



(d) In addition to the foregoing requirements, drains from crawl spaces shall be trapped. (See Section 14)

"Section 5202. When it is necessary that part of an effluent system of a septic tank crosses or lies within a driveway, breezeway, patio or similar location where foot or vehicular traffic is heavy, such effluent line shall be of tight lined construction and a minimum of four (4) inches in diameter."

Section 17. This ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council this 10<sup>th</sup> day of July, 1956,  
and signed in authentication thereof this 10<sup>th</sup> day of July, 1956.

C. Roman Dubious  
Mayor

F. R. Amstutz  
Councilman

Jack E. Hoover  
Councilman

Approved as to Form:

Kenneth D. Cole  
City Attorney

(SEAL)

Attest:

Jean A. Scholal  
City Clerk

Date of Publication:

July 19, 1956

FILED  
CITY OF BELLEVUE  
DATE July 11, 1957  
CITY CLERK Jean A. Scholal