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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4073

AN ORDINANCE relating to Title 23 of the Bellevue City Code (Construction Codes); amending Sections 23.10.010, 23.10.020, 23.10.032, 23.10.033, 23.10.040, 23.10.113, 23.10.118, 23.10.120, 23.10.122, 23.10.124, 23.16.010, 23.16.020, 23.50.010; repealing Chapters 23.12, 23.16, 23.19, 23.22, 23.30, 23.60, and Sections 23.10.030, 23.10.035, 23.10.040, 23.10.050, 23.10.052, 23.10.070, 23.10.075, 23.10.080, 23.10.090, 23.10.110, 23.10.118, Table 29E, 23.10.119, 23.10.123, 23.10.130, 23.10.132, 23.18.020, 23.50.020, 23.50.030; adding Chapters 23.14, 23.30, 23.60 and Sections 23.10.030, 23.10.040, 23.10.050, 23.18.020, 23.50.020, 23.50.030, 23.50.040; and recodifying Chapter 23.20 as 23.16.

WHEREAS, the City Council desires to adopt certain 1988 Uniform Codes; and certain amendments, additions and exceptions thereto; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the City's Environmental Procedures Code; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Bellevue City Code 23.10.010 is amended to read as follows:

23.10.010 Adoptions.

The following codes, all as amended, added to or excepted herein, together with all amendments and additions provided in this title of the Bellevue City Code, are adopted and shall be applicable within the city:

- A. Uniform Building Code and related Standards, 1988 Edition, published by the International Conference of Building Officials; provided that the appendix to the Uniform Building Code is not adopted, except that Chapter 12, Division 2 and Chapter 55 of said appendix are adopted;
- B. Uniform Housing Code, 1988 Edition, published by the International Conference of Building Officials;
- C. Regulations for Barrier-Free Facilities, October 1, 1976, as amended June 1989 and adopted by the State Building Code Council pursuant to RCW 19.27;

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- D. Washington State Energy Code, as provided in RCW 19.27A.010(6).
- E. Uniform Swimming Pool, Spa and Hot Tub Code, 1988 Edition, published by the International Association of Plumbing and Mechanical Officials.
- F. Uniform Building Security Code, 1988 Edition, published by the International Conference of Building Officials.
- G. Uniform Solar Energy Code, 1988 Edition, published by the International Association of Plumbing and Mechanical Officials.
- H. Uniform Code for the Abatement of Dangerous Buildings, 1988 Edition, published by the International Conference of Building Officials.

All codes, standards, rules and regulations adopted by this section are adopted by reference thereto as though fully set forth herein.

Not less than one copy of each such code, standard, rules or regulations, in the form in which it was adopted, and suitably marked to indicate amendments, additions, deletions, and exceptions as provided herein, shall be filed in the city clerk's office and available for use and examination by the public.

Section 2. Bellevue City Code 23.10.020 is amended as follows:

23.10.020 Amendment adoption.

The following amendments, additions and exceptions to the Uniform Building Code, 1988 Edition, are adopted and shall be applicable within the city of Bellevue.

Section 3. Bellevue City Code 23.10.030 is repealed.

Section 4. A new Section 23.10.030 is added to the Bellevue City Code to read as follows:

23.10.030 Uniform Building Code Section 205 amended - Violations and penalties.

Section 205 of the Uniform Building Code is amended to read as follows:

- A. Violations - Unlawful. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building or structure or cause the same to be done in violation of this Chapter.
- B. Civil violation. Any violation of any provision of this chapter is a civil violation as provided for in Bellevue City Code

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Chapter 1.18 for which a monetary penalty may be imposed as provided therein.

- C. Criminal penalty. In addition to or as an alternative to any other penalty provided in this chapter or by law, any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor.
- D. Separate offenses. Each day or portion thereof upon which a violation occurs constitutes a separate offense for purposes of subsections A and B above.

Section 5. Bellevue City Code 23.10.032 is amended to read as follows:

23.10.032 Applications for building permit - Other filings required.

- A. At the time of filing a building permit application, the applicant shall submit all information required to be submitted, together with any application form and application fee therefor, for any of the following approvals which may be applicable to the proposed project:
 - 1. Design Review, Land Use Code, Part 20.30F;
 - 2. Administrative conditional use permit, Land Use Code Part 20.30E;
 - 3. Design review by the planning commission;
 - 4. Conditional use permit, shorelines conditional use permit, planned unit development, Land Use Code, Parts 20.30B, 20.30C, 20.30D.
 - 5. Variance or shorelines variance, Land Use Code, Parts 20.30G, 20.30H and shorelines substantial development permit, Land Use Code, Part 20.25E.
 - 6. Clearing and grading permit, Chapter 23.76 of the Bellevue City Code.
- B. No building permit application will be accepted for filing by the building official for any proposed project for which any of the approvals referred to in subsection A of this section is required unless the building permit application is accompanied by all information required to be filed for such required approvals.
- C. The filing of a complete building permit application for a proposed project, which project is in compliance with applicable state law and the codes, ordinances and regulations of the city in effect at the time of such filling, shall establish a vested

right, if a building permit is issued, to proceed with construction of the proposed project in accordance with such then existing codes, ordinances and regulations; provided, however, such proposed project may nonetheless be conditioned or denied by the city under the State Environmental Policy Act. For the purpose of this subsection, a "complete building permit application" means an application which contains all information required to be submitted by any applicable provisions of the Bellevue City Code, including but not limited to, all information required to be submitted by subsection A of this section.

- D. No application for design review, administrative conditional use permit, planning commission design review, planned unit development, conditional use permit, variance, shorelines variance, shorelines substantial development permit, or a clearing and grading permit shall be accepted by the city for filing unless it is accompanied by a complete building permit application.

Section 6. Bellevue City Code 23.10.033 is amended to read as follows:

23.10.033 Optional method of obtaining prior approvals - agreement regarding vested rights.

- A. Notwithstanding the provisions of Section 23.10.032 of this code, an applicant may apply for a design review approval, an administrative conditional use permit, planning commission design review approval, planned unit development approval, a conditional use permit, a shorelines conditional use permit, a variance, a shorelines variance, a shorelines substantial development permit, or a clearing and grading permit, prior to filing an application for a building permit, upon the following terms and conditions:
 - 1. The filing of an application for any of the approvals referred to in this chapter prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project in accordance with the codes, ordinances or regulations existing at the time of filing of such application, or at any time thereafter prior to the filing of a valid and complete building permit application.
 - 2. An applicant who elects to take advantage of the provisions of this section, shall, at the time of making application for the approvals referred to in subdivision 1 of this subsection, execute an agreement with the city that the acceptance and processing of such application shall in no way establish or create a vested right to proceed with

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construction of any proposed project in accordance with the codes, ordinances or regulations existing at the time of filing of such application, or at any time thereafter prior to the filing of a valid and complete building permit application.

- B. An applicant who elects to take advantage of the provisions of this section may at any time elect to file a complete building permit application, notwithstanding that the approval applied for under subsection A of this section has not previously been obtained.

Section 7. Bellevue City Code 23.10.035 is repealed.

Section 8. Bellevue City Code 23.10.040 is repealed.

Section 9. A new Section 23.10.040 is added to the Bellevue City Code to read as follows:

23.10.040 Uniform Building Code Section 303(d) amended - Expiration

Section 303(d), expiration of permit, of the Uniform Building Code is amended as follows:

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under the permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

Permits issued for any buildings or structures on which work is continuously performed and the necessary periodic inspections are made, shall be extended beyond the 180 day period by the building official upon request of the permittee made prior to the expiration date. No more than three one year extensions shall be granted. If unusual circumstances beyond the control of the permittee do not allow completion of work, the following procedure may be used to obtain reinstatement of a permit for one additional year.

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- A. The building official and permittee shall agree upon a percentage of work to be completed.
- B. This percentage shall be the multiplier used in calculating an additional one year permit fee as a percentage of the original permit fee.
- C. If the agreed upon percentage of work is not completed and accepted within the one year period, a new application must be submitted under the laws and ordinances in effect in the City of Bellevue at the time that the new application is filed.

Section 10. Bellevue City Code 23.10.050, .052 and .055 are repealed and a new Section 23.10.050 is hereby added to the Bellevue City Code:

23.10.050 Uniform Building Code Section 304(d) amended - Expiration of plan review.

Section 304(d), expiration of plan review, of the Uniform Building Code is amended as follows:

1. Expiration of plan review.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken.

The building official shall extend the life of an application if any of the following conditions exist:

- A. Compliance with a declaration of significance under the State Environmental Policy Act provisions is in progress, or
- B. Any other City review is in progress, provided city staff determine that the review is proceeding to a timely final city decision; or
- C. Litigation against the City is in progress, the outcome of which may affect the validity of any permit issued pursuant to such application.

2. Permit deemed ready to issue.

Every permit deemed ready to issue by the building official under the provisions of this code shall be obtained by the applicant within 60 days of the notification of the availability of such permit by the building official. Upon cancellation of any such permit, the permit becomes null and

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void, and the building official shall so notify the applicant by mail.

Section 11. Bellevue City code 23.10.070 is repealed.

Section 12. Bellevue City Code 23.10.075 is repealed.

Section 13. Bellevue City Code 23.10.080 is repealed.

Section 14. Bellevue City Code 23.10.090 and 23.10.110 are repealed.

Section 15. Bellevue City Code 23.10.113 is amended to read as follows:

23.10.113 Uniform Building Code Section 1807(g) amended - Smoke control.

Section 1807(g) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(g). Smoke control. A mechanical smoke exhaust system capable of providing a minimum of one exhaust air change each ten minutes for the area involved shall be provided, except that manually operable windows providing an opening of at least 20 square feet in each 50 lineal feet of exterior wall around the perimeter of the building and serving each tenant space may be provided in lieu of such mechanical system.

EXCEPTION: In Group R, Division 1 Occupancies, each guest room or suite having an exterior wall may be provided with a minimum of 2 square feet of venting area.

The smoke exhaust system shall be designed with consideration to high temperatures that may be introduced into the system. Makeup air shall be well disbursed throughout the area involved so as to prevent excessive drafts.

Section 16. Bellevue City Code 23.10.118 is amended as follows:

23.10.118 Uniform Building Code Section 2903 amended - Permits Required for Excavation Shoring.

Section 2903 of the Uniform Building Code, Excavations and fills, is amended by the addition of the following subsections:

C. Excavation and Shoring Near Improved Public Places.

No person, firm or corporation shall excavate and/or install shoring in excess of four feet, measured vertically, on private property within any area between the vertical prolongation of the

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margin of an improved public place and a one hundred percent slope line (45 degrees from a horizontal line) from the existing elevation of the margin of the traveled surface of an improved public place to the proposed elevation of the private property (see Plate #1) without first obtaining a permit from the building official to do so, and no work shall commence toward such excavation and shoring until a permit therefor has been issued by the building official. Improved public place means any street, alley, easement for water, sewer or storm drainage, or similar parcel of land which is deeded, dedicated or otherwise permanently made available to the City or public for City or public use.

The permit required hereunder is in addition to any permits required under Bellevue City Code, Chapter 23.76.

No person, firm or corporation shall leave any excavation for which a permit is required hereunder within four feet of any public place, or in such other public place as the building official determines to be hazardous, without providing adequate barricades and warning devices to protect the public, or shall fail to maintain the lateral support of any public place.

D. Assignment of Savings on Applications for Permits.

If the building official determines that there is a possibility of injury, damage or expense to the City arising from an applicant's work or proposed use of any public place, the applicant shall execute and file an assignment of savings. The amount of the assignment of savings shall be determined by the building official at the time of approving the application based on the estimated amount and extent of the potential injury, damage, or expense to the City. The applicant shall file the same with the building official before receiving a permit. The City may use such assignment of savings to pay for any injury, damage or expense the City may sustain in conjunction with the permitted work. The balance of the assignment of savings, if any, after such deductions shall be returned to the applicant. If the assignment of savings is insufficient, the applicant will be liable for the deficiency. Upon notice to the applicant, the building official may at any time increase or reduce the amount of the required deposit or waive same as conditions warrant.

E. Expiration.

Every permit issued by the building official under the provisions of this Section 23.10.118 shall be subject to all provisions of Section 23.10.040.

F. Permit Fees.

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The fee for each permit shall be as set forth in the fee ordinance, as now or hereafter amended.

G. Compliance.

All soldier piles and other materials used for shoring purposes shall be removed from public places and adjacent property as part of and prior to completion of the construction project in accordance with the plans approved by the building official or as modified with his approval, unless the permit provides otherwise.

H. Revocation.

The building official may revoke or suspend the permit provided for in Section 23.10.118 whenever:

1. The permittee requests such revocation or suspension;
2. The work does not proceed in accordance with the plans, as approved, or is not in compliance with the requirements of this Section 23.10.118, the Building Code, or other City ordinances and the State Safety Code;
3. Entry upon the property for purposes of investigation or inspection has been denied;
4. The permittee has made a misrepresentation of a material fact in applying for said permit;
5. The progress of the work indicates that the plan is or will be inadequate to protect the public, the adjoining property, street, utilities in the street, or the excavation endangers or will endanger the public, the adjoining property, street or utilities in the street;
6. The permit has not been acted upon within the time allowed for extensions pursuant to Section 23.10.040.
7. The related building permit has expired without renewal, or has been revoked or canceled.

Upon suspension or revocation of the permit, all work thereupon shall cease, except as authorized by the building official.

Section 17. Bellevue City Code Table 29E, as set forth in Section 20.10.118 is repealed.

Section 18. Bellevue City Code 23.10.119 is repealed.

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Section 19. Bellevue City Code 23.10.120 is amended to read as follows:

23.10.120 Uniform Building Code Section 3802(b) amended - Sprinkler Systems.

Section 3802(b) of the Uniform Building Code, as adopted by this chapter, is amended by the addition of a new paragraph to be numbered paragraph 5 and to read as follows:

5. Throughout all buildings of four or more stories in height.

Section 20. Bellevue City Code 23.10.122 is amended as follows:

23.10.122 Uniform Building Code Section 3802(c)1 amended - Drinking and Dining Establishments.

Section 3802(c)1 of the Uniform Building Code, as amended by this chapter, is amended to read as follows:

(c) Group A Occupancies.

1. Drinking and Dining Establishments. An automatic sprinkler system shall be installed throughout Group A drinking or dining establishments when the total area of assembly uses and unseparated rooms exceeds 5,000 square feet. For uses to be considered as separated, the separation shall be not less than is required for a one-hour occupancy separation.

Section 21. Bellevue City Code 23.10.123 is repealed.

Section 22. Bellevue City Code 23.10.124 is amended as follows:

23.10.124 Uniform Building Code Section 3802(h) amended - Sprinkler System.

Section 3802(h) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(h) Group R, Division 1 Occupancies.

An automatic sprinkler system shall be installed throughout buildings that are two stories in height and contain 5 or more dwelling units or guest rooms that are three or more stories in height regardless of the number of dwelling units or guest rooms. For the purpose of this section portions of buildings separated by one or more area separation walls will not be considered a separate building.

Section 23. Bellevue City Code 213.10.130 is repealed.

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Section 24. Bellevue City Code 23.10.132 is repealed.

Section 25. Bellevue City Code Chapters 23.12, 23.14 and 23.19 are repealed.

Section 26. A new Chapter 23.14 is hereby added to the Bellevue City Code to read as follows:

23.14.010 Amendment adoption

The following amendments, additions and exceptions to the Uniform Swimming Pool, Spa and Hot Tub code, 1988 edition, are amended, added to or excepted as adopted and shall be applicable within the City of Bellevue.

23.14.020 Part One - Section 1.7 amended - expiration of applications and permits.

Part One, Section 1.7, violations and penalties, of the Uniform Swimming Pool, Spa and Hot Tub Code, 1988 edition, is amended by the following

1. Extension of Permits.

Every permit issued by the Administrative Authority under the provisions of this code shall expire and become null and void, if the work authorized by such permit is not commenced within 180 days from date of issuance of such permit, or if work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. When work is continuously performed and the necessary periodic inspections are made, the permit shall be extended by the building official upon request of the permittee. Such extension(s) shall be for one year increments only and shall not exceed a total of three years.

2. Permit deemed ready to issue.

Every permit deemed ready to issue by the building official under the provisions of this chapter shall be obtained by the applicant within 60 days of the notification of the availability of such permit by the building official. Any permit not obtained within 60 days of such notification may be cancelled by the building official. Upon cancellation of any such permit, the permit becomes null and void, and the building official shall so notify the applicant by mail.

23.14.030 Violations and penalties.

A. Civil violation. Any violation of any of the provisions of this chapter constitutes a civil violation as provided for in Bellevue

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City Code, Chapter 1.18 for which a monetary penalty may be imposed as provided therein.

- B. Criminal penalty. In addition to or as an alternative to any other penalty provided in this chapter or by law, any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction shall be punished as provided in Bellevue City Code Chapter 10.92.
- C. Separate offenses. Each day or portion thereof upon which a violation occurs constitutes a separate offense for purposes of sections A and B above.

23.14.040 Cost of permit.

Section 1.11 of the Uniform Swimming Pool and Hot Tub Code is not adopted, and the fee for each permit shall be as set forth in the fee ordinance as amended.

Section 27. Bellevue City Code Chapter 23.16 is repealed, and Bellevue City Code Chapter 23.20 is renumbered as Bellevue City Code Chapter 23.16, with section numbers to remain unchanged.

Section 28. Bellevue City Code (Construction Code) 23.16.010 is amended as follows:

23.16.010 Fences required - specifications.

All outdoor swimming pools, spas and hot tubs heretofore or hereafter constructed or presently under construction within the city shall be enclosed with a pool or yard fence of strength and design sufficient to resist the penetration of children, designed as a guardrail per Section 1711, 1988 Uniform Building Code and not less than four feet high. A residence on the premises may be part of either of said fences. Any doors or gates in said fences, other than residential doors, shall be of the self-closing and self-latching type, with the opening device operable from the inside or located at least fifty four inches from highest grade at the gate.

EXCEPTIONS:

1. Where access to the pool is subject to Regulations for Barrier-Free Facilities, provision for access to the pool shall be designed to comply with the Barrier-Free Regulations.
2. Where a hot tub or spa is installed pursuant to Chapter 23.14, upon approval of the building official, a fence and gate may be replaced with a locking cover to assure supervised use of the spa or hot tub.

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Section 29. Bellevue City Code 23.16.020 is amended and redesignated Section 23.16.020 as follows:

23.16.020 Violations and Penalties

- A. Civil violation. Any violation of any of the provisions of this chapter constitutes a civil violation as provided for in Bellevue City Code, Chapter 1.18 for which a monetary penalty may be imposed as provided herein.
- B. Criminal penalty. In addition to or as an alternative to any other penalty provided in this chapter by law, any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction shall be punished as provided in Bellevue City Code Chapter 10.92.
- C. Separate offenses. Each day or portion there upon which a violation occurs constitutes a separate offense for purposes of subsections A and B above.

Section 30. Bellevue City Code Chapter 23.22 is repealed.

Section 31. Section 23.18.020 of the Bellevue City Code is repealed, and a new Section 23.18.020 is added to the Bellevue City Code to read as follows:

23.18.020 Violations and Penalties

- A. Civil Violation. Any violation of any of the provisions of this chapter constitutes a civil violation as provided for in Bellevue City Code Chapter 1.18 for which a monetary penalty may be imposed as provided therein.
- B. Criminal penalty. In addition to or as an alternative to any other penalty provided in this chapter or by law, any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction shall be punished as provided in Bellevue City Code Chapter 10.92.
- C. Separate offenses. Each day or portion thereof upon which a violation occurs constitutes a separate offense for purposes of subsections A and B above.

Section 32. Bellevue City Code Chapters 23.22 and 23.30 are repealed.

Section 33. A new Chapter 23.30 of the Bellevue City Code is adopted, to read as follows:

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Chapter 23.30
ELECTRICAL CODE

23.30.010 Short title.

This chapter shall be known as the Electrical Code of the City of Bellevue, which is hereinafter referred to as the "Electrical Code" or as "this code."

23.30.020 National Electrical Code - Adopted as Amended, Added to and Excepted.

The National Electrical Code, 1987 edition, and the Administrative Code provisions, and Laws, Rules and Regulations for Installing Electric Wiring and Equipment, issued pursuant to RCW 19.28 are adopted and shall be applicable within the city, as amended, added to or excepted in this chapter.

23.30.030 Removal of unused conductors.

Electrical conductors not in use shall be removed unless otherwise authorized by the building official.

23.30.040 Destruction of notice.

It shall be unlawful for any person to remove, mutilate, destroy or conceal any notice issued and posted by the building official pursuant to the provisions of this code.

23.30.050 Expiration and extension of permits.

A. Limitation of extension.

Every permit issued under the provisions of this code shall expire and become null and void, if the work authorized by such permit is not commenced within 180 days from date of issuance 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 180 days. When work is continuously performed and the necessary periodic inspections are made, the permit shall be extended by the building official upon written request of the permittee and received by the building official prior to the expiration date. Such extensions(s) shall be for one year increments only and shall not exceed a total of three years.

B Permit deemed ready to issue.

Every permit deemed ready to issue by the building official under the provisions of this chapter, shall be obtained by the applicant within 60 (sixty) days of the notification of availability by the building official. Any permit not obtained

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within 60 days of such notification may be cancelled by the building official. Upon cancellation of any such permit, the permit becomes null and void, and the building official shall so notify the applicant by mail.

23.30.060 To whom permit issued.

Electrical permits shall be issued only to a person, firm or corporation holding an unexpired, unrevoked and unsuspended license issued by the state under the provisions of RCW 19.28; provided a permit may be issued to a person, firm or corporation not holding such a license if specifically authorized under the provisions of RCW 19.28, including a person doing electrical work at his/her own residence, farm, or place of business, or other property owned by him/her; provided further, no such person, firm or corporation shall employ any unlicensed person, firm or corporation to perform the work authorized by the permit.

23.30.070 Temporary installation.

If the building official finds that the safety of life and property will not be jeopardized, he shall issue permits for temporary electrical installations for use during the construction of buildings or for carnivals, conventions, festivals, fairs, the holding of religious services, temporary lighting of streets, or other approved uses. Permission to use such temporary installation shall not be granted for a greater length of time than thirty days except that a permit for a temporary installation to be used for constructing of a building may be issued for the period of construction. Should such temporary lighting be over the street area, the proper authorization for such use of the street must first be obtained. All such temporary installations shall be made in a manner as nearly as practicable in conformance with the requirements of this code for permanent work; provided that the building authority may permit deviations which will not permit hazards to life or property; and further provided that whenever such hazards are deemed by the building official to exist, he may at once rescind or cancel the permit covering such installation and disconnect, or order the disconnection of all energy to such equipment.

23.30.080 Unauthorized changes.

It is unlawful to change any plans or specifications which have been approved by the building official until the proposed changes have also been reviewed and approved.

23.30.090 Interpretation of code.

Any implied requirements of this code which are not specifically set forth herein but are necessary to the safeguarding of life and

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property from electrical hazards, as well as the meaning of any apparently conflicting provisions hereof, shall be interpreted by the building official, who may request the recommendation of the Chief, Electrical Inspections, Department of Labor and Industries.

23.230.100 Article 230, Section 202 amended - wiring methods

Article 230, Section 202 of the National Electrical Code is amended by addition of the following subsections i, j, k and l:

Service entrance conductors shall be installed in the following manner:

- (i) Minimum coverage shall be 24 inches below finished grade.
- (j) Distribution equipment and conductor shall be of the same rating.
- (k) Where current limiters are permitted, they shall be installed in an approved enclosure, and labeled "current limiters."
- (l) Where Section 230-95 (c) of the National Electrical Code applies, tests shall be performed by an approved testing agency.
 - 1. In other than single family dwellings the capacity of installed conductors shall be labeled on service distribution equipment when not of the same rating, and
 - 2. Single family dwellings may be served with approved direct burial cable provided such cable shall be sleeved under paving, and installed to conform to Sections 230(d) and 300-5 of the National Electrical Code.

23.30.110 Grounding procedures.

Electrical service systems shall be grounded by one or all of the following means:

- A. An approved conductor sized in accordance with Table 250-94 of the National Electrical Code attached by approved means to the concrete foundation reinforcing steel;
- B. Two electrodes, rod or pipe, that are eight feet in length, installed in the following manner and series-connected:

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1. Electrodes of pipe or conduit shall be no smaller than three-quarter inch trade size and where iron or steel, shall have the outer surface galvanized or otherwise metal-coated for corrosion protection.
2. Electrodes of rods of steel or iron shall be at least five-eighths of an inch in diameter. Nonferrous rods or their equivalent shall be listed and shall not be less than one-half inch in diameter.
3. The two electrodes shall be installed no less than sixteen feet apart, and shall be driven to a depth of not less than eight feet; except where rock bottom is encountered, electrodes shall be driven at an oblique angle not to exceed 45 degrees from the vertical or shall be buried in a trench that is at least thirty inches deep. The upper end of the electrodes shall be flush or below ground level unless the above-ground end and the grounding electrode conductor attachment are protected against physical damage as specified in Section 250-117 of the National Electrical Code.
4. Section 250-83 of the National Electrical Code shall apply where none of the above are applicable.

23.30.130 Raceways

All premises shall be wired with approved raceways except as further provided in this section. Raceways are not required for:

1. Single family, duplex or multifamily dwellings not exceeding three stories above grade. For purposes of this section, grade is defined in the currently adopted Uniform Building Code.
2. Installations under Articles 720, 725, 770, 800, 810 and 820 of the National Electrical Code, when installed with approved materials.

23.30.140 Violations and penalties.

- A. Civil violation. Any violation of any of the provisions of this chapter constitutes a civil violation as provided for in Bellevue City Code Chapter 1.18 for which a monetary penalty may be imposed as provided therein.
- B. Criminal penalty. In addition to or as an alternative to any other penalty provided in this chapter or by law, any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction shall be punished as provided in Bellevue City Code Chapter 10.92.

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- C. Separate offense. Each day or portion thereof upon which a violation occurs constitutes a separate offense for purposes of subsections A and B above.

23.30.150 Fees.

The fee for each permit shall be as set forth in the fee ordinance as now or hereafter amended.

Section 34. Bellevue City Code 23.50.010 is amended to read as follows:

23.50.010 Uniform Mechanical code, as amended, added to and excepted.

The Uniform Mechanical Code, 1988 Edition, as published by the International Association of Plumbing and Mechanical Officials and International Conference of Building Officials, is adopted and shall be applicable within the city, as amended, added to and excepted in this chapter. The appendix to the Uniform Mechanical Code is not adopted except for the following Chapters of Appendix B, which are adopted: Section 2127 of Chapter 21, Steam and Hot Water Boilers, Steam and Hot Water Piping (Hydronics), Chapter 23, Hydronic Panel Heating Systems, Chapter 24, Process Piping and Chapter 22, Fuel Gas Piping.

Section 35. Bellevue City Code 23.50.020 is repealed.

Section 36. A new Section 23.50.020 is adopted, to read as follows:

23.50.020 Section 304 amended - fees

The fee for each permit shall be as set forth in the fee Ordinance as amended.

Section 37. Bellevue City Code 23.50.030 is hereby repealed.

Section 38. Bellevue City Code 23.50.040 is hereby repealed.

Section 39. Bellevue City Code 23.50.060 is hereby repealed.

Section 40. A new Section 23.50.030 is adopted to read as follows:

23.50.030 Violation and penalties.

- A. Civil violation. Any violation of any of the provisions of this chapter constitutes a civil violation as provided for in Bellevue City Code Chapter 1.18 for which a monetary penalty may be imposed as provided therein.

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- B. Criminal penalty. In addition to or as an alternative to any other penalty provided in this chapter or by law, any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction shall be punished as in Bellevue City Code Chapter 10.92.
- C. Separate offenses. Each day or portion thereof upon which a violation occurs, constitutes a separate offense for purposes of subsections A and B above.

Section 41. A new Section 23.50.040 is adopted, to read as follows:

23.50.040 Permit expiration and extensions.

- 1. Limitation of extension.

Every permit issued under the provisions of this code shall expire and become null and void if the work authorized by such permit is not commenced within 180 days from date of issuance 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 180 days. When work is continuously performed and the necessary periodic inspections are made, the permit shall be extended by the building official upon written request of the permittee and received by the building official prior to the expiration date. Such extension(s) shall be for one year increments only and shall not exceed a total of three years.

- B. Permit deemed ready to issue.

Every permit deemed ready to issue by the building official under the provisions of this chapter, shall be obtained by the applicant within 60 (sixty) days of the notification of the availability of such permit by the building official. Any permit not obtained within 60 days of such notification may be cancelled by the building official. Upon cancellation of any such permit, the permit becomes null and void, and the building official shall so notify the applicant by mail.

Section 42. Bellevue City Code Chapter 23.60 is repealed.

Section 43. A new Chapter 23.60 is added to the Bellevue City Code to read as follows:

Chapter 23.60

Uniform Plumbing Code

23.60.010 Uniform Plumbing Code Adopted as Amended, Added to and Excepted.

The Uniform Plumbing Code, 1988 edition, together with standards

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included therein, as published by the International Association of Plumbing and Mechanical Officials, is adopted and shall be applicable within the city, as amended, added to and excepted in this chapter, except Chapters 11 and 12 of said code are not adopted. The Appendices to the Uniform Plumbing Code are not adopted, except Appendix "C, Minimum Plumbing Facilities," is adopted.

23.60.020 Uniform Plumbing Code Section 20.3 amended - permit expiration and extensions.

- A. Permit expiration. Every permit issued by the Administrative Authority 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 180 days from date of issuance 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 180 days. When work is continuously performed and the necessary periodic inspections are made, the permit shall be extended by the building official upon written request of the permittee and received by the building official prior to the expiration date. Such extension(s) shall be for one year increments only and shall not exceed a total of three years.

- B. Permit deemed ready to issue.

Every permit deemed ready to issue by the building official under the provisions of this chapter, shall be obtained by the applicant within 60 (sixty) days of the notification of the availability of such permit by the building official. Any permit not obtained within 60 days of such notification may be cancelled by the building official. Upon cancellation of any such permit, the permit becomes null and void, and the building official shall so notify the applicant by mail.

23.60.030 To whom permits may be issued.

No permit shall be issued to any person to do or cause to be done any work regulated by this chapter, except to a person holding a valid, unexpired and unrevoked Plumbing Contractor's Certificate of Qualification or Registration, except any permit required by this chapter may be issued to any person to do any work regulated hereunder in a single family dwelling, including usual accessory buildings, provided that same is owned by said person.

23.60.040 Section 20.7 amended - cost of permit

The fee for each permit shall be as set forth in the fee ordinance as now or hereafter amended.

23.60.050 Supplemental added - food handling establishments.

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The following provisions are added, as a supplement to the Uniform Plumbing Code and shall apply to all food handling establishments within the city:

The following facilities and equipment are required for all establishments and premises wherein food destined for public use is handled by personnel of the establishment or premises:

1. Adequate facilities for dishwashing and the cleaning of pots, pans and utensils, to include for:
 - a. Restaurants - three-compartment sink as a minimum; any dishwashing machine used is to be equipped with a pre-rinse cycle and to be of a type approved by the King County Health Department.
 - b. Taverns and Cocktail Bars - three-compartment sink or approved dishwashing machine plus sump for liquid waste.
 - c. Food Processing Establishments - three-compartment sink.
 - d. Meat Markets - two-compartment sink.
 - e. Produce Markets - produce wash sink with antisiphon device or equivalent.
2. Adequate toilet facilities including toilet rooms with self-closing doors and adequate ventilation.
3. Hand washbasins, adequate in number to serve the personnel working on the premises appropriately located convenient to food preparation areas and toilet areas.
4. Separate service sinks for use in mopping floors and other cleaning operations.
5. Service facilities suitable for cleaning of garbage containers.
6. Where hard ice-cream is served, a dipper well shall be provided.
7. Adequate ventilation hoods and devices shall be installed over cooking equipment.

23.60.060 Violations and penalties

- A. Civil violation. Any violation of any of the provisions of this

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chapter constitutes a civil violation as provided for in Bellevue City Code Chapter 1.18 for which a monetary penalty may be imposed as provided here.

- B. Criminal penalty. In addition to or as an alternative to any other penalty provided in this chapter or by law, any person who violates any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction shall be punished as provided in Bellevue City Code Chapter 10.92.
- C. Separate offenses. Each day or portion thereof upon which a violation occurs constitutes a separate offense for purposes of subsections A and B above.

Section 44. This ordinance shall take force and be in effect thirty days after passage.

PASSED by the City Council this 23rd day of October, 1989, and signed in authentication of its passage this 23rd day of October, 1989.

(SEAL)

Nan Campbell
Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard L. Andrews
Richard L. Andrews, City Attorney

Attest:

Marie K. O'Connell
Marie K. O'Connell, City Clerk

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