

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adopt Ordinance 426 adopting the National Electrical Code and the Washington State Ventilation and Indoor Air Quality Code and adopting electrical fees
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Ray Allshouse, Building Official Joe Tovar, Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

A few years ago, a Planning and Development Services work plan charter was established to pursue in-house assumption of plumbing and electrical permitting services. The charter stated that "By taking on the responsibility of providing these services, the City will provide the customer with more complete services through one agency" and that such "an expansion of our permitting services may also provide an opportunity for the City to increase the efficiencies of the overall permitting system for the customer." Subsequently, the plumbing portion of the program was effectuated on July 1, 2004. This was accomplished without having to add any additional FTE staff positions.

Assumption of an electrical program represents a formidable challenge. Washington State Department of Labor & Industries (L&I) is the current purveyor of electrical permitting services to Shoreline residents. After a considerable amount of research, it was determined that the best course of action was to follow the approach of the City of Auburn. Auburn's specific concerns match our areas of interest in customer service and responsiveness. When L&I learned of the City of Auburn's desire to adopt their own program, they offered a compromise solution. Auburn implemented their program last summer and has been pleased with the results thus far. In effect, Auburn operates as an agent of L&I permit issuing services. One stop service is available to the citizens who desire the convenience. Regular coordination meetings are conducted to help ensure timely and efficient inspection services.

This program will provide Shoreline customers an option of purchasing electrical permits at the City permit counter. Permits will be issued immediately upon purchase. As well, customers may also continue to purchase permits directly from L&I. It is expected that the convenience of purchasing electrical permits locally will improve the percentage of work performed under permits compared to that experienced now. The L&I Inspector will continue to perform requested

inspections, typically no later than the next day following the request, with an added contractual commitment by L&I to meet this performance level for all "critical path" work. "Critical path" means that the lack of inspection will delay other trades in their progress on the jobsite.

To implement this program in Shoreline, we must first locally adopt the electrical code and then contract for electrical permitting services from L&I. We are seeking Council approval of an Interlocal Agreement with L&I under Agenda Item 8(b).

While we are amending the applicable provisions of the Shoreline Municipal Code, we concluded it would also be appropriate to include additional editorial improvements noted herein below. Since the National Electrical Code is neither part of the State Building Code, nor under the purview of the State Building Code Council, the title of the Chapter is proposed to become "Construction and Building Codes". Also, when Shoreline locally adopted the mandated State Building Codes by Ordinances 353 and 355 in 2004, we failed to specifically include the Washington State Ventilation and Indoor Air Quality Code (WAC 51-13). Notwithstanding our failure to locally adopt, we have been required to enforce its provisions under the State Building Code Act, but it should to be formally adopted. Title 3 of the Shoreline Municipal Code is proposed for amendment to include authority to collect electrical permit fees established by the WAC (plus a local 20% handling fee). In comparison, the City of Auburn invoked a 25% handling fee for electrical permits, whereas our development of the 2006 budget resulted in a determination that a cost neutral position can be achieved with a 20% handling fee. The proposed ordinance also includes a consolidation of the Building Code fee tables (.010 and .020) into one.

FINANCIAL IMPACT:

The approved 2006 budget for Planning and Development Services includes provisions to implement electrical permitting services. It specifically identifies an additional 0.50 FTE Technical Assistant position to help process electrical permits. The annualized cost to provide this service was projected at \$29,635. The implementation plan expects that the revenue generated by the 20% handling fee, proposed by Ordinance 426, will offset this additional cost.

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 426, adopting the Electrical Code and the Ventilation and Indoor Air Quality Code, including establishment of associated fees and editorial changes to effectuate the same.

Approved By: City Manager  City Attorney 

Attachments:

Proposed Ordinance No. 426
Repealed Shoreline Municipal Code 3.01.020

ORDINANCE NO. 426

**AN ORDINANCE OF THE CITY OF SHORELINE,
WASHINGTON AMENDING THE BUILDING CODE BY
ADOPTING THE ELECTRICAL CODE AND THE
WASHINGTON STATE VENTILATION AND INDOOR AIR
QUALITY CODE IN CHAPTER 15.05 SMC, AND ADOPTING
FEES FOR ELECTRICAL PERMITS; AND AMENDING
CHAPTERS 15.05 AND 3.01 OF THE MUNICIPAL CODE**

WHEREAS, Chapter 15.05 of the Shoreline Municipal Code adopts all building and construction codes for the City of Shoreline; and

WHEREAS, the title of Chapter 15.05 should be changed from *State Building Codes* to *Building and Construction Codes* to more accurately reflect the diverse codes in Chapter 15.05; and

WHEREAS, the Department of Labor and Industries has adopted the National Electric Code in WAC 296-46B;

WHEREAS, the Department of Labor and Industries enforces the Electric Code in the City of Shoreline;

WHEREAS, the City Council must adopt by reference the National Electric Code in order to facilitate enforcement by the Department of Labor and Industries;

WHEREAS, the City Council wishes to adopt the National Electric Code, with amendments, in the Shoreline Municipal Code and adopt the associated fee schedule; and

WHEREAS, the State Building Code Council adopted the Washington State Ventilation and Indoor Air Quality Code; and

WHEREAS, the City of Shoreline is required to follow the standards in the Washington State Ventilation and Indoor Air Quality Code; and

WHEREAS, the City Council wishes to adopt the Washington State Ventilation and Indoor Air Quality Code.

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

Section 1. Amendment. Shoreline Municipal Code 15.05 is amended to read as follows

Chapter 15.05 ~~State Building Codes~~ Construction and Building Codes

Section 2. Amendment. Shoreline Municipal Code Section 15.05.010 is hereby amended to read as follows:

15.05.010 Adoption of referenced codes.

The city of Shoreline hereby adopts the following codes, ~~as amended by the Washington State Building Code Council pursuant to RCW 19.27.074,~~ for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings, premises and structures, including permits and penalties:

A. The current edition of the International Building Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-50 WAC, as now or hereafter amended.

B. The current edition of the International Residential Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-51 WAC, as now or hereafter amended.

C. The current edition of the International Mechanical Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, as now or hereafter amended, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

D. The current edition of the International Fuel Gas Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, as now or hereafter amended. The following appendix is specifically adopted: Appendix A, Sizing Capacities of Gas Piping.

E. The current edition of the International Fire Code, published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-54 WAC, as now or hereafter amended, including those standards of the National Fire Protection Association specifically referenced in the International Fire Code; provided, that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles. The following appendices are specifically adopted:

1. Appendix B, Fire-Flow Requirements for Buildings;
2. Appendix C, Fire Hydrant Locations and Distribution;
3. Appendix E, Hazard Categories;
4. Appendix F, Hazard Ranking.

F. Except as provided in RCW 19.27.170, the current edition of the Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials, as adopted by the Washington State Building Code Council in Chapters 51-56 and 51-57 WAC, as now or hereafter amended; provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted. The following appendices are specifically adopted:

1. Appendix A, Recommended Rules for Sizing the Water Supply System;

2. Appendix B, Explanatory Notes on Combination Waste and Vent Systems;
 3. Appendix D, Sizing Storm Water Drainage Systems;
 4. Appendix H, Recommended Procedures for Design, Construction and Installation of Commercial Kitchen Grease Interceptors;
 5. Appendix I, Installation Standards.
- G. The rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons, as provided in RCW 70.92.100 through 70.92.160.
- H. The current edition of the Washington State Energy Code, as adopted by the State Building Code Council in Chapter 51-11 WAC, as now or hereafter amended.
- I. The current edition of the Washington State Ventilation and Indoor Air Quality Code, as adopted by the Washington State Building Code Council in Chapter 51-13 WAC, as now or hereafter amended
- J. The 2005 National Electric Code, published by the National Fire Protection Association, as adopted by the Department of Labor and Industries in WAC 296-46B, as now or hereafter amended, and Chapter 19.28 RCW, as now or hereafter amended.
- K. The 2003 International Property Maintenance Code published by the International Code Council as amended and filed under City Clerk's receiving number 3505.

Section 3. New Section. A new section Shoreline Municipal Code 15.05.060, is adopted to read as follows:

15.05.060 National Electric Code – Required Inspections.

All work requires a rough-in and a final inspection, and no electrical wiring or equipment subject to inspections under Chapter 19.28 RCW may be concealed until it has been approved by the inspector making the inspection.

Section 4. Repeal Section and New Section. Shoreline Municipal Code Section 3.01.010 is hereby repealed and replaced with the following:

3.01.010 Planning and development services.

Type of Permit Application	Fee (based on \$127.00 per hour)
APPEALS	
Appeals	\$390.00
BUILDING	
Building Permit	Minimum fee is \$127.00

Plan Review	65% of the building permit fee
All Other Plan Reviews or Work	Hourly rate, 1-hour minimum (\$127.00)
ELECTRICAL	
Electrical Permit	Permit fee described in WAC 296-46B-905, plus a 20% handling fee
FIRE	
Automatic Fire Alarm System:	
Existing System	
New or relocated devices up to 5	Hourly rate, 1-hour minimum (\$127.00)
New or relocated devices 6 up to 12	Hourly rate, 3-hour minimum (\$381.00)
Each additional new or relocated device over 12	\$5.00 per device
New System	Hourly rate, 4-hour minimum (\$508.00)
Each additional new or relocated device over 30	\$5.00 per device
Fire Extinguishing Systems:	
Commercial Cooking Hoods	
1 to 12 flow points	Hourly rate, 3-hour minimum (\$381.00)
More than 12	Hourly rate, 4-hour minimum (\$508.00)
Other Fixed System Locations	Hourly rate, 4-hour minimum (\$508.00)
Fire Pumps:	
Commercial Systems	Hourly rate, 4-hour minimum (\$508.00)
Commercial Flammable/Combustible Liquids:	
Aboveground Tank Installations (first tank)	Hourly rate, 2-hour minimum (\$254.00)
Underground Tank Installations	
First tank	Hourly rate, 2-hour minimum (\$254.00)
Additional	Hourly rate, 1-hour minimum (\$127.00)
Underground Tank Piping (with new tank)	Hourly rate, 2-hour minimum (\$254.00)
Underground Tank Piping Only (vapor recovery)	Hourly rate, 3-hour minimum (\$381.00)
Underground Tank Removal	
First tank	Hourly rate, 2-hour minimum (\$254.00)
Additional tank	\$65.00 per additional tank
Compressed Gas Systems (exception: medical gas systems require a city plumbing permit):	

Excess of quantities in IFC Table 105.6.9	Hourly rate, 2-hour minimum (\$254.00)
High-Piled Storage:	
Class I – IV Commodities:	
501 – 2,500 square feet	Hourly rate, 2-hour minimum (\$254.00)
2,501 – 12,000 square feet	Hourly rate, 3-hour minimum (\$381.00)
Over 12,000 square feet	Hourly rate, 4-hour minimum (\$508.00)
High Hazard Commodities:	
501 – 2,500 square feet	Hourly rate, 3-hour minimum (\$381.00)
Over 2,501 square feet	Hourly rate, 5-hour minimum (\$635.00)
Underground Fire Mains and Hydrants	Hourly rate, 3-hour minimum (\$381.00)
Industrial Ovens:	
Class A or B Furnaces	Hourly rate, 2-hour minimum (\$254.00)
Class C or D Furnaces	Hourly rate, 4-hour minimum (\$508.00)
LPG (Propane) Tanks:	
Commercial, less than 500-Gallon Capacity	Hourly rate, 2-hour minimum (\$254.00)
Commercial, 500-Gallon+ Capacity	Hourly rate, 3-hour minimum (\$381.00)
Commercial, Temporary	Hourly rate, 1-hour minimum (\$127.00)
Residential 0 – 500-Gallon Capacity	Hourly rate, 1-hour minimum (\$127.00)
Spray Booth	Hourly rate, 4-hour minimum (\$508.00)
Sprinkler Systems (each riser):	
New Systems	Hourly rate, 5-hour minimum (\$635.00), plus \$3.00 per head
Existing Systems	
1 – 10 heads	Hourly rate, 3-hour minimum (\$381.00)
11 – 20 heads	Hourly rate, 4-hour minimum (\$508.00)
More than 20 heads	Hourly rate, 5-hour minimum (\$635.00), plus \$3.00 per head
Residential (R-3) 13-D System	
1 – 30 heads	Hourly rate, 3-hour minimum (\$381.00)
More than 30 heads	Hourly rate, 3-hour minimum (\$381.00), plus \$3.00 per head
Voluntary 13-D Systems in < 4,800 Gross sf Residences When Not Required Otherwise	Hourly rate, 1-hour minimum (\$127.00)

Standpipe Systems	Hourly rate, 4-hour minimum (\$508.00)
Temporary Tents and Canopies	Hourly rate, 1-hour minimum (\$127.00)
MECHANICAL	
Residential Furnace	Hourly rate, 1-hour minimum (\$127.00)
Residential Fireplace (up to two)	Hourly rate, 1-hour minimum (\$127.00)
Commercial Mechanical	Hourly rate, 3-hour minimum (\$381.00)
All Other Mechanical (Residential and Commercial)	Hourly rate, 1-hour minimum (\$127.00)
Planned Action Determination	Hourly rate, 1-hour minimum (\$127.00)
PLUMBING	
Plumbing Systems Base (including 4 fixtures), \$10.00 per fixture over 4	Hourly rate, 1-hour minimum (\$127.00)
Gas Piping Systems Base (including 4 outlets), \$10.00 per outlet over 4	Hourly rate, 1-hour minimum (\$127.00)
Backflow Prevention Device Base (including 4 devices), \$10.00 per device over 4	Hourly rate, 1-hour minimum (\$127.00)
ENVIRONMENTAL REVIEW	
Environmental Checklist (SEPA):	
Single-Family	Hourly rate, 10-hour minimum (\$1,270)
Multifamily/ Commercial	Hourly rate, 15-hour minimum (\$1,905)
Environmental Impact Statement Review	Hourly rate, 35-hour minimum (\$4,445)
LAND USE	
Accessory Dwelling Unit	Hourly rate, 1-hour minimum (\$127.00)
Adult Family Home	Hourly rate, 2-1/2-hour minimum (\$318.00)
Clearing and Grading Permit	Hourly rate, 3-hour minimum (\$381.00)
Conditional Use Permit	Hourly rate, 30-hour minimum (\$3,810), plus public hearing (\$1,950)
Continuation and/or Minor Alteration of Nonconforming Use	Hourly rate, 1-hour minimum (\$127.00)
Critical Areas Reasonable Use Permit (CARUP)	Hourly rate, 8-hour minimum (\$1,016)
Critical Areas Special Use Permit (CASUP)	Hourly rate, 8-hour minimum (\$1,016)
Home Occupation, Bed and	Hourly rate, 1-hour minimum (\$127.00)

Breakfast, Boarding House	
Master Plan	Hourly rate, 60-hour minimum (\$7,620), plus public hearing (\$1,950)
Rezone	Hourly rate, 60-hour minimum (\$7,620), plus public hearing (\$1,950)
SCTF Special Use Permit (SUP)	Hourly rate, 60-hour minimum (\$7,620), plus public hearing (\$1,950)
Sign Permit	Hourly rate, 2-hour minimum (\$254.00)
Site Specific Comprehensive Plan Amendment	Hourly rate, 60-hour minimum (\$7,620), plus public hearing (\$1,950)
Special Use Permit	Hourly rate, 50-hour minimum (\$6,350), plus public hearing (\$1,950)
Temporary Use Permit (TUP)	Hourly rate, 2-hour minimum (\$254.00)
Variance from Engineering Standards	Hourly rate, 3-hour minimum (\$381.00)
Zoning Variances	Hourly rate, 30-hour minimum (\$3,810), plus public hearing if required (\$1,950)
MISCELLANEOUS FEES	
Interpretation of Development Code	Hourly rate, 1-hour minimum (\$127.00)
Pre-Application Meeting	Hourly rate, 1-hour minimum (\$127.00)
Permit Fee for Work Commenced Without a Permit	Twice the Applicable Permit Fee
All Other Fees Per Hour	Hourly rate, 1-hour minimum (\$127.00)
RIGHT OF WAY	
Right-of-Way Use	Hourly rate, 1-hour minimum (\$127.00)
Right-of-Way Temporary Use	Hourly rate, 2-hour minimum (\$254.00)
Street Vacation	Hourly rate, 40-hour minimum (\$5,080), plus public hearing if required (\$1,950)
SHORELINE SUBSTANTIAL DEVELOPMENT	
Shoreline CUP	Hourly rate, 30-hour minimum (\$3,810)
Shoreline Exemption	Hourly rate, 2-hour minimum (\$254.00)
Shoreline Variance	Hourly rate, 30-hour minimum (\$3,810), plus public hearing if required (\$1,950)
SEPA Checklist	Hourly rate, 15-hour minimum (\$1,905)
Substantial Development Permit (based on valuation):	
up to \$10,000	Hourly rate, 15-hour minimum (\$1,905)

\$10,000 to \$500,000	Hourly rate, 34-hour minimum (\$4,318)
over \$500,000	Hourly rate, 60-hour minimum (\$7,620)
SUBDIVISIONS	
Binding Site Plan	Hourly rate, 6-hour minimum (\$762.00)
Lot Line Adjustment	Hourly rate, 5-hour minimum (\$635.00)
Preliminary Short Plat	Hourly rate, 30-hour minimum (\$3,810) for two-lot short plat Hourly rate, 3-hour minimum (\$381.00) for each additional lot, plus public hearing if required (\$1,950)
Final Short Plat	Hourly rate, 8-hour minimum (\$1,016.00)
Site Development (Engineering Plans Review and Inspections)	Hourly rate, 12-hour minimum (\$1,524)
Short Plat Change	Hourly rate, 12-hour minimum (\$1,524)
Preliminary Subdivision	Hourly rate, 38-hour minimum (\$4,826), plus \$34.00/lot, plus public hearing (\$1,950)
Final Subdivision	Hourly rate, 30-hour minimum (\$3,810), plus \$21.00/lot
SUPPLEMENTAL FEES	
Projects that exceed the normal limits of anticipated work hours required for plans review or inspections because of scale or complexity may be assessed additional fees. All fees are calculated at \$127.00 per hour, minimum one hour.	
Reinspection fees may be assessed if work is incomplete, corrections not completed or the allotted time is depleted. Fees will be assessed at \$127.00 per hour, minimum one hour.	

Section 5. Repeal Section. Shoreline Municipal Code Section 3.01.020 is hereby repealed.

Section 6. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. The ordinance shall take effect and be in full force five days after passage and publication.

PASSED BY THE CITY COUNCIL ON JUNE 12, 2006.

Mayor Robert L. Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:



Planning and Development Services 2006 Budget

2006 Department Changes

- The 2006 proposed budget includes a new PADS service, electrical permitting. Electrical permitting will now be done in-house via an inter-local agreement with Washington State Labor and Industry (L & I). Currently, Shoreline customers must travel to Bellevue to apply for an electrical permit. This service will now be offered at the City permit counter with the City serving as an agent for (L&I). L&I has committed to provide services with a specified service timeframe and agreed to process technical appeals through the City of Shoreline Hearing Examiner. To perform this service an additional 0.50 FTE Technical Assistant position is required to help process the expected 451 annual electrical permits. Total cost to provide this service is \$29,635. It is anticipated that revenue generated from this new service will offset the additional cost.
- The 2005 budget includes \$126,339 of 2004 carry-over professional service commitments. These carry-overs are one-time and not included in the 2006 budget. The carry-over items were related to the completion of the comprehensive plan update, wedge redevelopment, critical area regulations, and the Central Shoreline – North Central Segment – project.

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