

Chapter 17.04

GENERAL PROVISIONS

Sections:

17.04.010 Title.

17.04.020 Administration.

17.04.030 Unconstitutionality.

Section 17.04.010 Title.

The VMC chapters codified in title 17 of the VMC shall be known as the "Building Codes Ordinance (BCO)" and may be referred to as such. Any duty created by the Building Codes Ordinance is a general duty running in favor of the public. (Ord. M-2631 (part), 1986)

(M-3660, Amended, 07/12/2004, Sec 1)

Section 17.04.020 Administration.

A. The Community Development Department shall be the enforcement agency for the city to administer the building codes ordinance. The manager of the Community Development Department or such person as he or she shall designate is designated the "building official" for the city for the enforcement and administration of city codes and ordinances codified in this title, in Title 20, the Land Use and Development Code and Title 22, Uniform Enforcement Code.

B. General. Whenever the term or title "administrative authority," "responsible official," "code official," "inspector," "code compliance officer," "plans examiner," or other similar designation is used herein or in any of the technical codes, it shall be construed to mean the building official.

C. Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint an assistant or acting building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers delegated by the building official. (Ord. M-2816 § 4, 1989; Ord. M-2814 § 1, 1989; Ord. M-2631 (part), 1986)

(M-3958, Amended, 07/19/2010, Sec 1-Effective 8/19/2010; M-3660, Amended, 07/12/2004, Sec 2)

Section 17.04.030 Unconstitutionality.

If any section, subject, sentence, clause or phrase in Title 17 of the VMC is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this title.

(M-3660, Added, 07/12/2004, Sec 3)

Chapter 17.08

ADMINISTRATIVE CODE

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Section 17.08.010 General.

A. VMC Chapter 17.08 shall be known as the “Administrative Code” or “this code” and shall provide the administrative provisions for the technical codes adopted in title 17 of the Vancouver Municipal Code (VMC) and for construction permits under Section 105 of the International Fire Code (IFC), adopted in VMC Chapter 16.04.

B. Unless otherwise provided in the technical codes adopted in title 17 of the VMC, the Administrative Code replaces the administrative sections contained in the technical codes, which respective administrative sections are not adopted.

C. Unless otherwise provided in VMC Chapter 16.04, the Administrative Code only replaces the administrative section of the IFC related to construction permits in IFC Section 105.

D. The technical codes include the following VMC chapters and provisions:

1. VMC Chapter 16.04, International Fire Code.
2. VMC Chapter 17.09, Washington State Energy Code (WSEC).

3. VMC Chapter 17.10, International Residential Code (IRC).
4. VMC Chapter 17.12, International Building Code (IBC).
5. VMC Chapter 17.14, Minimum Property Maintenance Code (MPMC).
6. VMC Chapter 17.16, National Electrical Code (NEC).
7. VMC Chapter 17.20, Uniform Plumbing Code (UPC).
8. VMC Chapter 17.24, International Mechanical Code (IMC).
9. VMC Chapter 17.25, Manufactured housing.
10. VMC Chapter 17.32, Unfit Buildings and Premises Code.
11. VMC Chapter 17.36, Fencing and fish ponds.
12. VMC Chapter 17.39, Historic preservation.
13. VMC Title 20, Land Use and Development Code.
14. VMC Title 6, Health and Sanitation.
15. VMC Title 8, Public Peace and Safety.
16. VMC 9, Traffic.
17. VMC Title 11, Streets and Sidewalks.
18. VMC Title 12. Trees and Vegetation.
19. VMC Title 14, Water and Sewer.

(M-4047, Amended, 03/18/2013, Sec 2 -Effective 04/18/2013; M-3958, Amended, 07/19/2010, Sec 2-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 1; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.020 Purpose and intent.

A. The purpose of the Administrative Code is to provide for the administrative rules and regulations for the administration and enforcement of the technical codes adopted by the City of Vancouver.

B. The Administrative Code and technical codes establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

C. A valid and fully complete building permit application for a structure, that is permitted under the zoning or other land use control ordinances in effect on the date of the building permit application shall be considered under the building permit ordinance in effect at the time of application, and the zoning or other land use control ordinances in effect on the date of application.

(M-3958, Amended, 07/19/2010, Sec 3-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 2; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.030 Scope.

The provisions of the Administrative Code shall serve as the administrative and organizational rules and regulations for the technical codes as they regulate site preparation, construction, alteration, movement, enlargement, replacement, repair, use and occupancy of buildings or structures, sign location, maintenance, removal, demolition, equipment installation, and building service equipment of every building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction.

(M-3958, Amended, 07/19/2010, Sec 4-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.040 Building and fire codes commission.

A. In order to advise the city council regarding the technical codes and methods contained in VMC Title 16 and 17, and to provide for reasonable interpretations of the adopted technical codes, there shall be and is hereby created a Building and Fire Codes Commission consisting of members who are qualified by experience and training to rule upon matters pertaining to building construction, fire codes, building service equipment and related technical codes as adopted in VMC Title 16 and 17.

B. Duties. The Building and Fire Codes Commission shall:

1. Conduct public meetings to carry out the duties of the commission.
2. Investigate building code, fire code, and construction related issues.
3. Recommend construction and fire prevention regulations related to Title 16 and 17.
4. Review and make recommendations to the council prior to its action on all proposed new codes and proposed changes to existing construction codes and regulations relating to building and fire.
5. Hear and resolve disputes concerning the building official's and the fire code official's interpretation and application related to permits, inspections, interpretation and application sought under the codes they administer, provided that the building official's or fire code official's interpretation or application of any code requirement may be reversed only if the Building and Fire Codes Commission finds that the interpretation of the building official or fire code official was arbitrary and capricious or clearly erroneous in the application or interpretation of the codes; and provided further that the Building and Fire Codes Commission shall not have jurisdiction to hear appeals of notice of civil violation and orders, orders to revoke permits, summary abatements and stop work orders related to an enforcement action under VMC Title 22.

C. Membership. The Building and Fire Codes Commission shall consist of five (or more) members appointed by the mayor and council from the following list: licensed architect, professional structural engineer, professional mechanical engineer, professional electrical engineer, general building contractor, residential contractor, mechanical contractor, plumbing contractor, electrical contractor, building material

supplier, construction industry union, and public at large. Not more than one representative from a category may serve at any one time. A majority of the appointed membership shall constitute a quorum.

D. Term of office. Each member of the Building and Fire Codes Commission shall be appointed to a six-year term. The first appointments shall be staggered so that not more than 1/6th of the board will be eligible for reappointment in any one year. A member may be appointed to succeed himself/herself in office.

E. Removal from office. A member can be removed from the Building and Fire Codes Commission by the mayor and council for malfeasance or neglect or, when so requested by the commission, for unexcused absences from three or more consecutive meetings.

F. Officers. The commission shall elect a chairperson and vice-chairperson who shall serve a term of one year. Officers may serve consecutive terms when elected by the commission.

G. Ex officio members. The building official and the fire code official shall be ex officio and non-voting members of the commission, with the building official or their designee acting as secretary to the commission.

H. Meetings. The commission shall meet at least once a year to elect officers. The chair, the building official or the fire code official may call additional meetings as required to conduct the commission's business.

I. Meeting notice. All meetings shall be public with the time, place, and agenda published at least seven days prior to the meeting.

J. Conduct of meeting. The commission shall use Robert's Rules of Order in the conduct of its business. (M-3958, Amended, 07/19/2010, Sec 5-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.050 Change of board title.

All references in the VMC to the Building-Fire Codes Board of Appeals shall be deemed to refer to the Building and Fire Codes Commission established under VMC 17.08.040. The city clerk, with the approval of the city attorney, is authorized to change all references in the VMC from "Building-Fire Codes Board of Appeals" to "Building and Fire Codes Commission".

(M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.060 Procedure for review of code interpretations by the building or fire code official (appeal).

Procedures for requesting a review/appeal of the building official and/or the fire code official's application and/or interpretations by the Building and Fire Codes Commission shall be governed by the appeal and hearing procedures under VMC chapter 22.

(M-3958, Amended, 07/19/2010, Sec 6-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 3; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.070 Applicability.

A. General. Where, in any specific case, different codes or sections of the codes administered by this title or Title 16 specify different materials, methods of construction or other requirements, the hierarchy of codes

as identified in RCW 19.27.031 shall govern, except where a local code or code amendment is more restrictive at which point the local code or amendment shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Whenever the technical codes make reference to an appendix chapter, the appendix chapter shall not apply unless specifically adopted in the VMC.

B. Other laws. The provisions of this code or the technical codes shall not be deemed to nullify any provisions of local, state or federal law.

C. Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code or the technical codes.

D. Referenced codes and standards. The codes and standards referenced in this code and the technical codes shall be considered part of the requirements of this code(s) to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code(s) shall apply.

E. Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in any other applicable code adopted by the city and as long as such continued occupancy does not pose a hazard to life, health or property.

F. Existing installations. Building service equipment lawfully in existence at the time of the adoption of the technical codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and does not pose a hazard to life, health or property.

G. Maintenance. Buildings, structures and building service equipment, existing and new, and parts thereof shall be maintained as required in the Minimum Property Maintenance Code in a safe and sanitary condition. Devices or safeguards which are required by the technical codes shall be maintained in conformance with the technical code under which installed. The owner or the owners designated agent shall be responsible for the maintenance of buildings, structures and their building service equipment. To determine compliance with this section, the building official may cause a building, structure and/or building service equipment, or any portion thereof, to be re-inspected.

H. Buildings or structures to be prepared to move, to move or to relocate. Buildings, structures and their building service equipment moved into or within the city or relocated on site or to be removed from their foundation for the purpose of a new foundation or basement shall comply with the provisions of the technical codes as regulated by Washington State Administrative Code (WAC) 51-50. Site preparations, foundations and alteration, addition to or remodel of a moved building shall comply with the provisions of the technical codes for new buildings. Occupancy or continued occupancy of any building and/or structure that is not supported by and connected to a permanent foundation is prohibited except when written approval has been received from the building official. Permits are required to be obtained prior to commencing work to prepare a building or structure for moving, removal, relocation or replacing/repairing a foundation.

I. Temporary structures and uses. The building official or his or her designee is authorized to issue a permit for temporary structures and temporary uses that are in compliance with this code, the IFC and title 20 of the VMC. Such permits shall be limited as to time of service, but shall not be permitted for more than one (1) year. The building official or his or her designee is authorized to grant extensions for demonstrated

cause and when such extension has been also approved by the planning official or his or her designee. Temporary structures and uses shall conform to the structural strength fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

J. Temporary power. The building official or his or her designee is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion or a certificate of occupancy has been issued. The electrical system shall be in conformance with the requirements specified in the NEC and this title. (M-3958, Amended, 07/19/2010, Sec 7-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.075 Definitions.

For the purposes of this Title, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Words used in the singular include the plural, and the plural the singular.

“Addition” means an extension or increase in floor area or height of a building or structure.

“Alter or alteration” means any construction or renovation to an existing structure other than repair or addition.

“Approved”, as to materials, types of construction, equipment and systems, refers to approval by the building official as the result of investigation and tests, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building code” means the Building Code of the City of Vancouver.

“Building official” means the designated City official who is charged with the administration and enforcement of this Title.

“Building service equipment” refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide potable water, sanitation, lighting, heating, ventilation, cooling, refrigeration, fire suppression, fire warning, fire-fighting facilities essential for the occupancy of the building or structure for its designated use and occupancy.

“Construction documents” are plans, specifications, supporting calculations and other data prepared to describe the design, materials, physical characteristics, location, orientation, and scope of the proposed project necessary to obtain a permit.

“Department” means the City of Vancouver Community and Economic Development Department, or successor department or division charged with administering this chapter.

“Existing Building” means a building erected prior to the adoption of the currently adopted building code of the City of Vancouver, or one for which a legal, unexpired building permit has been issued by the City.

“Listed and listing” are terms referring to equipment and materials which are shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and who’s listing states that the equipment complies with recognized safety standards.

“Occupancy” means the purpose for which a building, site, or portion thereof, is used or intended to be used. The term “occupancy” as used in this Chapter shall include the building or part thereof housing the intended use.

“Occupant” means the person or persons who reside in and/or has primary use of a building or a portion of a building or site.

“Owner” means any person having a recorded legal or equitable interest in the property.

“Permit” means an official document or certificate issued by the Building Official authorizing performance of a specified activity.

“Permittee” means the person to whom a permit is issued.

“Permitted work” means the work for which a permit is issued.

“Person” means a natural person, any form of business or social organization and any other legal entity including but not limited to a corporation, partnership, association, trust or unincorporated organization.

"Premises" means and includes any lot, parcel, real estate, or land, or portion of land whether improved or unimproved, including adjacent sidewalks and parking strips, and any lake, river, stream, drainage way, or wetland, within the territorial limits of the city.

“Registered design professional” means an individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the State of Washington.

“Repair” means the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

“Structure” means that which is built or constructed, an edifice or building.

“Technical codes” are those codes adopted in various titles of the Vancouver Municipal Code, including but not limited to Titles 16, 17, 20 and 22.

“Unfit building” means any structure determined by the building official to be in violation of the standards and provisions of Chapter 17.32 VMC.

“Unfit premises” means any premises determined by the building official to be in violation of the standards and provisions of Chapter 17.32 VMC.

“Valuation or value” for the purposes of this Title, shall include total market value of work including materials and labor, grading, site development, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire protection and any other permanent systems or equipment for which a permit is being issued. (M-4047, Amended, 03/18/2013, Sec 1 - Effective 04/18/2013; M-3958, Added, 07/19/2010, Sec 8-Effective 8/19/2010)

Section 17.08.080 Duties and powers of the building official.

A. General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and the referenced technical codes, and to develop and adopt policies, procedures and interpretations in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformity with the intent and purpose of this code and technical codes. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code or technical codes.

B. Applications and permits. The building official or his or her designee shall receive applications, review construction documents and issue permits for the site preparation, construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy of buildings or structures, location, maintenance, removal, demolition, building service equipment of every building or structure or any appurtenances connected or attached to such buildings or structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

C. Notices and orders. The building official or his or her designee shall issue all necessary notices or orders to ensure compliance with this code and the technical codes pursuant to Title 22 of the VMC.

D. Inspections. The building official or his or her designee shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

E. Identification. The building official and his or her designee shall carry City of Vancouver issued identification when inspecting structures or premises in the performance of duties under this code.

F. Enforcement - Right of entry.

1. Where it is necessary to make an inspection to enforce the provisions of this title and the technical codes, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official or his or her designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that credentials be presented to the occupant, owner, agent or person responsible for the premises and entry requested. If such structure or premises is unoccupied, the building official or his or her designee shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry.

2. If entry is refused, or in the case of a vacant structure or premise where the owner, agent or responsible party cannot be identified and/or located for contact, the building official shall have recourse to the remedies provided by law to secure entry and conduct the inspection.

G. Stop work orders. When work is being done contrary to the provisions of this code, the technical codes or other pertinent laws or ordinances implemented through the enforcement of this code, the building official or his or her designee may order the work stopped by a notice in writing served on persons engaged in the doing or causing such work to be done and such persons shall forthwith stop the work until authorized

by the building official to proceed with the work. Stop work orders shall be issued pursuant to title 22 of the VMC. Any person knowingly proceeds to do construction related work in violation of any stop work order is subject to the enforcement process provided in VMC Title 22.

H. Enforcement - Occupancy violations. When a site, building or structure or building service equipment therein regulated by this code and the technical codes is being improperly installed, maintained, occupied or unsafely used contrary to the provisions of such codes, the building official or his or her designee may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice. Any person who knowingly proceeds to occupy or use any site, building, structure or building service equipment in violation of any written notice is subject to the enforcement process in VMC Title 22.

I. Enforcement - Authority to order utilities disconnected. The building official or his or her designee shall have the authority to order the utility service or energy supplied to any building, structure or building service equipment therein regulated by this code or the technical codes be immediately disconnected when necessary to eliminate an immediate hazard to life or property. The building official or his or her designee shall whenever possible notify the serving utility, the owner and occupant of the building structure or building service equipment of such decisions to disconnect prior to taking such action and shall notify such serving utility, owner and occupant of the building, structure, or building service equipment in writing of such disconnection immediately thereafter. Such notice shall be in conformance with title 22 of the VMC.

J. Authority to condemn building service equipment, building, structure or site. When the building official or his or her designee ascertains that building service equipment regulated in the technical codes has become hazardous to life, health or property, or has become unsanitary, the building official or his or her designee shall order in writing that such equipment either be removed or restored to a safe and/or sanitary condition as appropriate. The written notice shall fix a time limit for compliance with such order. Defective building service equipment shall not be maintained after receiving such notice. Such notice shall be in conformance with title 22 of the VMC.

K. Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per state records retention laws.

L. Legal defense. Legal defense of the building official and other city employees who administer and enforce this code and the technical codes shall be in accordance with the provisions of VMC Chapter 2.46, Defense of officials, employees, and volunteers.

M. Approved materials and equipment. Materials, equipment, and devices approved by the building official shall be constructed and installed in accordance with such approval. The use of used materials which meet the requirements of the technical codes for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

N. Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application by the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict application of this code or technical codes impractical and the modification is in compliance with the intent and purpose of this code and technical codes and that any modifications do not lessen health, accessibility, life and fire safety, or structural requirements. The reason for granting a modification shall be recorded and entered in the files of the department.

Exception. The building official shall not grant modifications to any provision related to areas prone to flooding as established by the IRC Table R301.2(1) without the granting of a variance to such provisions by the Building Fire Code Commission and the Planning Commission.

O. Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code or technical codes provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code and technical codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code and technical codes in quality, strength, effectiveness, fire resistance, durability and safety. Alternates are project specific. Approval of an alternate for one project does not constitute approval of the alternate for any other project. Approval of an alternate is not a modification of the adopted codes and standards.

P. Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code and technical codes, shall consist of valid research reports from approved sources.

Q. Tests. Whenever there is insufficient evidence of compliance with the provisions of this code and technical codes or evidence that a material or method does not conform to the requirements of this code and technical codes, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the city. Test methods shall be as specified in this code or technical codes or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

(M-3958, Amended, 07/19/2010, Sec 9-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 4; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.090 Permits.

A. Permits Required. No person shall cause any work to be done, regulated by the technical codes, unless a permit has first been obtained.

B. Except as specified in this code or technical codes, no building or structure or portion thereof, or any electrical, gas, mechanical, plumbing system, fire protection or fire alarm system regulated by this code or the technical codes shall be erected, constructed, deconstructed, installed, enlarged, altered, repaired, moved, prepared for move or relocation, lifted from its foundation, placed, improved, removed, converted, enlarged, replaced or have its occupancy/use changed unless an approved permit, and as applicable approved construction documents, have been issued by the city and are in the possession of the permittee and posted on the job site.

C. A valid and fully completed building permit application for a building or structure, that is permitted under the zoning or other land use control ordinance in effect on the date of the building permit application shall be considered under the building permit ordinance in effect at the time of application, and the zoning or other land use control ordinances in effect on the date of application.

D. Exempted work. Unless land use approval is required under title 20 of the VMC, as noted in subsection (D)(2) below, a building permit shall not be required for the types of work in each of the separate classes of work listed below. Exemption from such permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws of the city of Vancouver.

1. Exempt from building permit:

a. Fences not over six (6) feet above grade, as measured from adjacent sidewalk or street level. Except when a fence is required as a swimming pool barrier.

b. Nonfixed and movable fixtures, cases, racks, counters and partitions not over five (5) feet nine (9) inches high.

b. Painting, papering and similar finish work.

d. Temporary motion picture, television and theater stage sets and scenery.

e. Prefabricated swimming pools, hot tubs and spas supported directly on grade accessory to one and two family dwelling occupancies in which the pool walls are entirely above grade, but not more than twenty-four (24) inches high, and the pool capacity does not exceed 5,000 gallons and the pool, hot tub or spa electrical equipment is cord and plug connected only and filling with water is done via a hose bib with portable hose.

f. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two (2) to one (1).

g. Walkways, and decks accessory to one and two family dwelling occupancies, not more than eighteen (18) inches above grade and which are not placed above any basement. [See VMC 20.910.040 for prohibitions of such similar structures within eighteen (18) inches of any lot line.]

h. Window awnings supported by an exterior wall of Group R, Division 3, or Group M or U occupancy, when not projecting more than fifty-four (54) inches from the exterior wall and do not require any additional support and do not encroach into a required yard setback or public right of way.

i. Any paving or flatwork, except as required in paragraph (2)(f) below for zoning approval.

j. Structures for the storage of implements and products used in agricultural activities located in an agricultural zone. Structures that are not exempt include: any structure that is a residence or a place for the public; or a place of employment where agricultural products are treated or processed.

k. Field fences associated with agricultural activities in an agricultural zone.

l. Swings and other playground equipment.

m. Retaining walls which are not over four (4) feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

n. One-story detached accessory buildings used as a tool and storage shed, playhouse or similar use, provided the floor area does not exceed 120 square feet.

o. Roof covering, first or second layer, where there is no structural modifications or repair or replacement required including roof sheathing, on one- and two-family dwellings.

p. Replacement of window and door assemblies utilizing existing framed openings and not requiring fire resistive rating in one- and two-family units.

q. Replacement of siding where there is no structural modification or repair required to the structural frame including wall sheathing on one- and two-family dwellings or low rise multi-family dwellings where there is no requirement for fire resistive construction except projects that are subject to State of Washington HB 1848.

r. Replacement of kitchen and bath cabinets that do not require the modification of electrical or plumbing systems.

s. Construction job site trailers when there is an active building permit for the site or project.

2. Land use permits are required, however, to establish approval under the zoning code (VMC Title 20) for the following:

a. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses with a floor area of 120 square feet or less when located in a critical area as defined in VMC Title 20.740.

b. Fences over (30) thirty inches high as measured from adjacent sidewalk, street level or grade when located in a critical area as defined in VMC Title 20. Fences in critical areas must be constructed in conformance with VMC title 20.710. (Fences over (6) six feet high require a building permit.)

c. Oil derricks.

d. Any retaining wall, which is over (30) thirty inches in height (measured above adjacent sidewalk grade or street level), but less than four (4) feet in height (measured from the bottom of the footing to the top of the wall) when located in a critical area as defined in VMC Title 20. Retaining walls in critical areas must be constructed in conformance with VMC Title 20.740. All larger retaining walls or walls supporting a surcharge or impounding Class I, II or III-A liquids require a building permit.

e. Water towers and reservoirs.

f. Driveways and/or any paving within any yard setbacks as defined in the title 20 of the VMC, and any paving or flatwork that would provide potential parking or access to a potential parking area or when proposed to be located in a critical area as defined in VMC Title 20.

3.Plumbing Permits. A plumbing permit shall not be required for the following:

a. The stopping of leaks in drains soil, waste or vent pipe, provided, however, that should any concealed trap, drainage pipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.

b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, lavatories, sinks, or tub/showers, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures

4. Mechanical Permits. A mechanical permit shall not be required for the following:

a. A portable heating, ventilating, cooling or evaporative cooling appliance.

b. A system of steam, hot or chilled water piping within heating or cooling equipment or appliances regulated by this code.

c. Replacement of any component part or assembly of an appliance which does not alter the listing and inspection approval or make such equipment or appliance unsafe and complies with other applicable requirements of the technical codes.

d. Self-contained refrigeration systems that contain 10 pounds (4.5 kg) or less refrigerant or that are actuated by motors of 1 horsepower (0.75 kw) or less.

e. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

5. Fire protection system permits. See VMC Chapter 16.04 for permit exemptions.

6. Electrical Permits. An electrical permit shall not be required for the following:

a. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the NEC;

b. Repair or replacement of fixed motors, transformers, built in hard wired residential cooking ranges, dishwashers, disposals of the same type and rating in the same location.

c. Temporary decorative lighting in place for not more than (90) ninety days for holiday decorative lighting and similar purposes.

d. Installation or replacement of equipment such as portable luminaries and of electric utilization equipment approved for connection to a suitable permanently installed receptacle(s).

e. Replacement of flush or snap switches, contactor, control device, lamp sockets and receptacles and other minor maintenance and repair work such as replacing worn cords and tightening connections on wiring device.

f. Replacement of any over-current devices within an existing service or disconnecting equipment of the same rating and capacity.

g. Repair or replacement of electrodes or transformers of the same size and capacity in signs or gas tube systems.

h. Re-taping soldered/spliced joints in existing knob-and-tube wiring.

- i. Temporary wiring for experimental/testing purposes in suitable experimental laboratories.
 - j. The wiring for temporary theater, motion picture or television stage sets on remote location and not located within a building/structure.
 - k. Electrical wiring, devices, appliances, apparatus or equipment operating at less than (25) twenty-five volts and not capable of supplying more than (50) fifty watts of energy and which is cord and plug connected to an existing outlet/receptacle and not located within a hazardous classified location.
 - l. Low-energy power, control, and signal circuits of Classes II and III as defined in the Electrical Code, in one- and two-family occupancies as defined in the International Residential Code.
 - m. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility. Permits are required for the utility's installation of privately owned equipment.
- E. Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official or his or her designee is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit. Inspections are required monthly of all work performed during the previous month.
- F. Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official or his or her designee shall have access to such records at all times or such records shall be filed with the building official as designated.
- G. Early Start Permits. An early start permit is a partial permit to proceed with work such as demolition and limited construction before a full permit is issued. The owner shall provide a written statement of assumption of all risks associated with an early start permit. The issuance of an early start permit does not convey any vested rights to construction work that is not in conformance with applicable codes. For an early start permit to be approved, projects must have obtained required city development review approvals. Fees for early start permits shall be the same as deferred submittal applications established in Title 17.08.130 Table V.
- H. Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation the permit application shall be submitted no later than the next business day to the building official and a permit obtained or the repair of work will be considered as work without a permit and will be subject to enforcement per VMC Title 22.
- I. Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.
- J. Single permit. When work, for which a permit is required, involves two or more codes, the permit holder shall pay a single permit fee at the time of issuance of all building permits for the work described in the application, unless one of the following exceptions applies.

1. Separate permits and fees are required for signs, fire extinguishing systems, and fire and burglar alarms, and for work in the public right-of-way.

2. Electrical contractors shall obtain a permit of record subject to the fee contained in this chapter, when they are doing electrical installations covered under a single permit.

(M-4052, Amended, 06/03/2013, Sec 6-Effective 07/01/2013; M-3958, Amended, 07/19/2010, Sec 10-Effective 8/19/2010; M-3863, Amended, 02/28/2008, Sec 5; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.100 Applications.

A. To obtain a permit, the applicant shall first file with the city a written application on a form furnished by the city for that purpose. Every application shall:

1. Identify and describe all work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams computations and specifications and other data as required elsewhere in this code or technical codes.
5. State the valuation of any and all work to be performed under said permit.
6. Indicate either:
 - a. The name, address, and phone number of the office of the lender administering the interim construction financing if any; or
 - b. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project.
7. If any of the information required by subsection 6 of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied, and the lack of the information shall not cause the application to be deemed incomplete for the purposes of vesting under the building code. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.
8. Provide the property owner's name, address, and phone number.
9. Be signed by the building owner or the owners authorized agent.
10. Provide the prime contractor's business name, address, phone number, e-mail address if available, current state contractor registration number; if work being done by other than the owner.
11. Give such other data and information as may be required by the building official.

B. Time limitation of application. An application for a permit shall be deemed to have been abandoned 180 days after filing, unless such application has been pursued in good faith or a permit has been obtained. The building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days. Each extension shall be requested in writing by the applicant and justifiable cause shall be demonstrated. No application shall be extended for more than (3) three times or for more than 90 days if there has been a new edition of the state building code adopted. The building official is authorized to extend or deny the application beyond the timeliness stated herein if additional development review process and approvals are pending and being actively pursued.

C. Submittal documents. Plans, specifications engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs, and other data shall be submitted in two sets for residential, and three sets for commercial with each application for a permit.

1. The construction documents shall be prepared by a registered design professional when required by state law.

2. Where special conditions exist, the building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

3. The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code or other technical codes adopted by the city.

D. Real Property Survey. A survey of the lot, site or premise performed by a registered surveyor as required by state law, may be required by the building official to verify/demonstrate the legal existence or dimensions of a building site and that the structure is located in accordance with land use and building code requirements. The cost of such survey shall be the responsibility of the permit applicant and/or owner of the applicable permit property.

E. Information on plans and specifications. Plans and specifications documents shall be dimensioned and drawn upon suitable material. Documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and technical codes, and other laws, as determined by the building official.

F. Information for construction areas prone to flooding. For buildings and structures in flood hazard areas construction documents shall demonstrate compliance with VMC 20.730.

G. Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by IFC Chapter 9, applicable portions of the IBC and VMC 16.04.

H. Registered design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the building official is authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If circumstances require, the owner may designate a substitute registered design professional who shall perform all the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if

the registered design professional in charge is changed or is unable to continue to perform his or her duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items for compatibility with the design of the building.

I. Deferred submittals. When a project is so large that it is inconvenient to prepare all plans necessary to describe the project prior to starting construction, the project may be processed as a "deferred submittal". A "deferred submittal" project is one in which construction is authorized for phases while review of plans for subsequent phases proceeds. The holders of such a permit shall proceed at their own risk without assurance that subsequent phases of construction will meet technical code requirements or will be approved. Deferred submittal projects are subject to the following:

1. All S.E.P.A. decisions have been completed and appeal times have expired.

2. Prior written approval by the building official.

3. All work must be under the seal of the registered design professional in responsible charge. The registered design professional in responsible in charge shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

4. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building

5. The plans check fee for deferred submittal is established in Title 17.08.130 Table V.

J. Structural tests, special inspections and structural observation. When structural tests, special inspection and/or structural observation is required by IBC Chapter 17 the permit applicant shall submit a statement of special inspection and/or structural observation prepared by the registered design professional in responsible charge to the building official for approval prior to issuance of the building permit. The statement shall be in compliance with IBC Section 1705.

1. The special inspector(s) shall be employed by the owner, the registered design professional in responsible charge, or an agent of the owner, but not the contractor or any other person responsible for performing the work.

2. The special inspector and the inspectors employing agency shall be certified as a special inspector and special inspection agency by the Washington Association of Building Officials in order to perform special inspections. Washington Association of Building Officials/Oregon Building Officials Association special inspector certification reciprocity is also acceptable providing the employing agency is a Washington Association of Building Officials registered agency.

3. Where structural observation is required by IBC Section 1709, the owner shall employ a registered design professional to perform structural observations as defined in the IBC.

4. Reports shall be prepared and submitted to the Building Official as required in IBC Section 1704 and 1709.

(M-3958, Amended, 07/19/2010, Sec 11-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 6; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.105 Application for permit and plan review.

A. Examination of documents. The building official shall examine or cause to be examined the application, plans, specifications, computations and other data filed by an applicant for permit. An application for plan review shall not be accepted without payment in full of the plan review fee. Fees shall be as set forth in VMC 17.08.130 and VMC 17.08.130 Table V.

Such plans may be reviewed by other departments and agencies to verify compliance with applicable laws of this jurisdiction.

B. Plan review by an agent. The building official may delegate all or part of plan review to an agent approved by the building official and under professional services contract with the city when workload of staff would cause an undue delay of any plan review, or if the project involves construction materials or techniques beyond the experience of staff to review, subject to the following:

1. When plans are reviewed by an agent, a plan check fee shall be collected by the city pursuant to the fee schedule set by this chapter.

2. The agent(s), upon completion of their review, shall return the plans directly to the building official, together with their report of any potential code violations, along with a non-conflict of interest statement avowing no financial or design interest with the applicant or with the building division in this matter, other than their direct compensation by the city as provided in this section.

C. Approval of construction documents. When the building official or his or her designee issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED". One set of construction documents so reviewed shall be retained by the building official as required by state records retention laws. The other set shall be returned to the applicant with the issued permit.

1. Such approved construction plans, documents, specifications and scope of work identified in the issued permit shall not be changed, modified or altered without authorizations from the building official and all work authorized under the issued permit shall be done in accordance with the approved plans, the technical codes and conditions of the permit.

2. Any changes made during construction that are not in compliance with the approved construction plans, documents and specifications shall be resubmitted for approval as an amended set of construction documents. Inspection approval will not be given for work not in conformance with the approved construction plans, documents, specifications, technical codes and/or the issued permit.

3. The building official or his or her designee may issue a permit for the construction of part of a building, structure or building service equipment before the completed construction plans, documents and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code and technical codes. The holder of a partial permit shall proceed without assurance that the permit for the entire building structure or building services will be granted. (M-3958, Added, 07/19/2010, Sec 12-Effective 8/19/2010)

Section 17.08.107 Permit Issuance.

A. If the building official or his or her designee finds that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances and that the fees specified in VMC 17.08.130 have been paid, the building official or his or her designee shall issue the applied for permit to the applicant.

B. Validity of permit. The issuance of a permit or approval of construction plans or documents shall not be construed to be a permit for or an approval of any violation of any provision of this code, the technical codes or any other ordinance of the city. Permits presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the city shall not be valid.

C. The issuance of a permit based on reviewed and approved construction plans, documents, and other data shall not prevent the building official or his or her designee from thereafter requiring the correction of errors in said construction documents. The building official or his or her designee may also issue a correction notice or stop work order, revoke a permit, revoke a Certificate of Occupancy or order the use or uses in a building to cease when in violation of this code, technical codes or other applicable laws of the city. Enforcement action shall be taken pursuant to title 22 of the VMC.

D. Previous approvals. This code shall not require changes in the construction plans, documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days of permit issuance and has not been abandoned.

E. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days of issuance. COM, MFR, SFR and RES permits expire two years from date of issuance. DMO permits expire thirty days from the date of issuance. All other permits regulated by VMC Chapter 17 expire 180 days after permit issuance. When a permit has been obtained as a result of an enforcement action, the building official may set a requirement for the permitted work to be completed by date certain thus limiting the permit expiration date.

1. A permittee who holds an unexpired permit, that was not obtained as a result of a code enforcement action, may apply in writing for an extension of time to commence work under that permit when the permittee is unable to commence work, or obtain an approved inspection, within the time required by this section for good and satisfactory reasons. The building official is authorized to grant one extension not to exceed 180 days. Permits shall not be extended more than once. When a project is so large or complicated that it cannot be completed within the code established timeline, the building official may extend the permit multiple times, provided that the staff time and costs have not exceeded the fees paid.

2. When a permit has expired, before such work can commence or recommence, a new permit shall be first obtained to do so and the fee for such permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original approved construction documents and provided further that such suspension or abandonment or permit expirations has not exceeded one year, and there has not been a new edition of the state building code adopted.

3. When a permit has been expired for a period exceeding one year, a new application shall be filed and a new permit obtained and fees shall be paid prior to commencing or recommencing work.

4. Where work has been suspended or abandoned for a period exceeding two years, the city may take enforcement action under applicable provisions of the Minimum Property Maintenance Code, VMC Chapter 17.14.

F. Suspension or revocation. The building official or his or her designee may, in writing, suspend or revoke a permit issued under the provisions of this code and the technical codes when the permit is issued in error or on the basis of incorrect information supplied or in violation of an ordinance or regulation or the provisions of this code or the technical codes. An order to revoke a permit shall comply with title 22 of the VMC.

G. Duties of the permittee. It shall be the responsibility of the person to whom a permit is issued (the permittee) to assure that all work that is authorized by a permit is in conformance with the permit and all applicable codes and ordinances. The permittee shall be responsible to see that all of the contractors and suppliers associated with the project are licensed by the city and state and that required inspections are requested at appropriate times. Should correction of the work be required, the permittee, property owner, or any party as identified in VMC Title 22 shall be responsible for such correction.
(M-3958, Added, 07/19/2010, Sec 13-Effective 8/19/2010)

Section 17.08.110 Permit issuance.

a. Examination of documents. The building official shall examine or cause to be examined the application, plans, specifications, computations and other data filed by an applicant for permit.

1. Such plans may be reviewed by other departments and agencies to verify compliance any applicable laws of this jurisdiction.

2. If the building official or his or her designee finds that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances and that the fees specified in 17.08.130 have been paid, the building official or his or her designee shall issue a permit therefore to the applicant.

b. Plan review by an agent. The building official may delegate all or part of plan review to an agent approved by the building official and under professional services contract with the city when workload of staff would cause an undue delay of any plan review, or if the project involves construction materials or techniques beyond the experience of staff to review, subject to the following:

1. When plans are reviewed by an agent, a plan check fee shall be collected by the city pursuant to the fee schedule set by this chapter.

2. The agent(s), upon completion of their review, shall return the plans directly to the building official, together with their report of any potential code violations, along with a non-conflict of interest statement avowing no financial or design interest with the applicant or with the building division in this matter, other than their direct compensation by the city as provided in this section.

c. Approval of construction documents. When the building official or his or her designee issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED". One set of construction documents so reviewed shall be retained by the building official as required by state records retention laws. The other set shall be returned to the applicant.

1. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official and all work regulated by this code shall be done in accordance with the approved plans.

2. Any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. Inspection approval will not be given for work not in conformance with the approved plans.

3. The building official or his or her designee may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code and technical codes. The holder of a partial permit shall proceed without assurance that the permit for the entire building structure or building services will be granted.

d. Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

e. Validity of permit. The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for or an approval of any violation of any provision of this code, the technical codes or an any other ordinance of the city. Permits presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the city shall not be valid.

f. The issuance of a permit based on plans, specifications and other data shall not prevent the building official or his or her designee from thereafter requiring the correction of errors in said plans, specifications and other data. The building official or his or her designee may also revoke a permit, a Certificate of Occupancy or a use or uses in a building when in violation of this code, technical codes or other applicable laws of the city. Enforcement action shall be taken pursuant to title 22 of the VMC.

g. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance. COM, MFR, SFR and RES permits expire two years from date of issuance. DMO permits expire thirty days from the date of issuance. All other permits regulated by VMC Chapter 17 expire 180 days after permit issuance. When a permit has been obtained as a result of an enforcement action, the building official may set a requirement for the permitted work to be completed by date certain thus limiting the permit expiration date.

1. A permit holder who holds an unexpired permit, that was not obtained as a result of a code enforcement action, may apply in writing for an extension of time within which work may commence under that permit when the permit holder is unable to commence work, or obtain an approved inspection, within the time required by this section for good and satisfactory reasons. The building official is authorized to grant one extension not to exceed 180 days. Permits shall not be extended more than once.

2. When a permit has expired, before such work can be recommenced, a new permit shall be first obtained to do so and the fee for such permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for said work and provided further that such suspension or abandonment has not exceeded one year, and there has not been a new edition of the state building code adopted.

3. Where work has been suspended or abandoned for a period exceeding one year, a new application shall be filed and a new permit obtained and fees shall be paid prior to recommencing work. Where work has been suspended or abandoned for a period exceeding two years, the city may take enforcement action under applicable provisions of the Minimum Property Maintenance Code, VMC Chapter 17.14.

h. Suspension or revocation. The building official or his or her designee may, in writing, suspend or revoke a permit issued under the provisions of this code and the technical codes when the permit is issued in error or on the basis of incorrect information supplied or in violation of an ordinance or regulation or the provisions of this code or the technical codes. An order to revoke a permit shall comply with title 22 of the VMC.

i. Duties of the permit holder. It shall be the responsibility of the person to whom a permit is issued (the permit holder) to assure that all work that is authorized by a permit is in conformance with the permit and all applicable codes and ordinances. The permit holder shall be responsible to see that all of the contractors and suppliers associated with the project are licensed by the city and state and that required inspections are requested at appropriate times. Should correction of the work be required, the permit holder and property owner shall be responsible for such correction.

(M-3863, Amended, 01/28/2008, Sec 7; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.130 Fees.

A. Application/Plan review fee. When submittal of documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The fee shall be as specified in Table V.

B. Permit fee. A permit shall not be valid until the permit and construction documents have been approved and the fees prescribed in this section have been paid. Amendment to a permit shall not be released until the additional fee, where applicable, has been paid.

C. Determination of valuation. The valuation used to determine permit and plan review fees shall be generated from national statistical averages as found in "Building Standards" or similar source for the type of construction and the type of occupancy.

1. The determination of value or valuation under any of the provisions of this code shall be made by the Building Official and/or Fire Marshal.

D. Generally, fees should be adopted at a level sufficient to cover costs or a substantial portion of the costs, associated with conducting review and inspections, issuing permits, and providing services, as set by City Council. Consistent with the intent of this code section, the building official and fire marshal are authorized to make adjustments to categories of fees provided such adjusted fees do not exceed those adopted by Section 17.08.130.

E. Effective January 1, 2010, and January 1st of each year thereafter. Building and Fire related permit and plan review fees shall be adjusted by an amount equal to the percentage change in the Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) for the preceding year ending on June 30 prepared by the Department of Labor, Bureau of Labor Statistics (the "CPI-W") or a replacement index applicable to the City of Vancouver. Each such newly adjusted fee shall be rounded to the next higher whole dollar. The building official and fire marshal are authorized to suspend fee increases authorized by this Section.

F. Building and Fire related permit and plan review fees shall be reviewed periodically to ensure that they accurately reflect the current cost of providing services.

G. The following tables contain all Building and Fire related fees:

1. Table I. Building permit fees. When work for which a permit is required involves two or more codes, the permit holder shall pay a single permit fee of one and six-tenths times the fee set forth herein.

**TABLE I
Building Permit Fees**

Valuation	Permit Fees
\$1 to \$500	\$25.57
\$501 to \$2,000	\$25.57 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$75.37 for the first \$2,000 plus \$15.25 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$426.10 for the first \$25,000 plus \$10.99 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$700.85 for the first \$50,000 plus \$7.61 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$1,081.37 for the first \$100,000 plus \$6.08 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$3,513.37 for the first \$500,000 plus \$5.17 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & Up	\$6,098.37 for the first \$1,000,000 plus \$3.42 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$156.71 per section, with a minimum fee of \$248.12 per permit (this fee is in addition to the valuation-based fee for the site improvements required in addition to the set-up fee).

Footnotes:

1. For Commercial and Multi-Family Residential permits, an additional fee per **Table IV.1 - Fire - Building Permit Fees** shall be added to the amounts listed in **Table I - Building Permit Fees**, to cover actual costs relating to Fire Department acceptance inspection work.

2. Table II

TABLE II
Electrical Permit Fees

Fees are per each item to be installed or altered.

Electrical Permit Items (1)	Fee
Residential	
Placement or Altered Service (2)	
Electrical Service 0 - 200 amps with feeder	\$72.90
Electrical Service 201 - 600 amps with feeder	\$106.63
Electrical Service 601 Amps and greater	\$160.52
Mobile Home Service or Feeder	\$52.23
Mobile Home Service and Feeder	\$85.96
Additional Feeders (2)	\$52.23
Branch Circuits (4)	
1 - 4 Circuits	\$52.23
Each Additional Circuit	\$5.98
Maintenance/Repair Mast or Meter (3)	\$39.72
Commercial Industrial	
New or Altered Service/Feeder (5, 6, 7)	
0 - 100 amps	\$85.96
101 - 200 amps	\$104.47
201 - 400 amps	\$200.24
401 - 600 amps	\$244.42
601 - 800 amps	\$302.53
801 - 1000 amps	\$368.92
1001 amps and over	\$402.66
Additional Feeders (6)	

0 - 200 amps	\$85.96
201 - 600 amps	\$200.24
601 - 1000 amps	\$302.53
1001 amps and over	\$335.72
Maintenance Repair Mast of Meter 1	\$72.90
Branch Circuits Only (4)	
First 5 Circuits per Branch Circuit Panel	\$66.39
Each Additional Circuit Per Branch Circuit Panel	\$5.98
Over 600 Volts Surcharge Per Permit	\$66.39
Temporary Service (8)	
0 - 200 amps with feeder	\$65.29
201 - 400 amps with feeder	\$79.44
401 - 600 amps with feeder	\$106.63
601 amps and over	\$120.81
Each Additional Feeder	\$23.39
Low Voltage/Telecommunications (9)	
First 2500 square feet or less	\$46.25
Each Additional 2500 Square Feet or portion thereof	\$12.51
Signs and Outline Lighting (10, 11)	
First Sign (No Service Included)	\$39.72
Each Additional Sign Inspected at Same Time	\$19.04
Generators (12)	
Installed Transfer for Portable Generators	\$72.62
Electrical Annual Permit for Commercial Industrial Location (13)	
1 to 3 Plant Electricians (up to 6 inspections)	\$960.67

1 to 3 Plant Electricians (up to 12 inspections)	\$1,921.33
4 to 6 Plant Electricians (up to 24 inspections)	\$3,845.86
7 to 12 Plant Electricians (up to 36 inspections)	\$5,766.73
13 to 35 Plant Electricians (up to 52 inspections)	\$7,689.70
25 + Plant Electricians (up to 75 inspections)	\$9,613.22
Trip Fees	
Inspection Requested but Not Ready	\$40.00
Each Additional Inspection Over 2 Per Permit	\$40.00
Inspection of Existing Installation	\$80.00
Progress Inspections Per 1/2 Hour (Minimum)	\$40.00
Plan Review	35% of Permit Fees Plus Submission Fee
Plan Review Submission Fee	\$66.90
Permit of Record	\$25.09
Minimum Fee (14)	\$65.29

Footnotes:

1. A maximum of two inspections are provided per permit. Additional inspections will be subject to Trip Fee assessment.

2. Service and feed must be inspected together when using this fee. Inspections at different times requires a \$51.00 fee for each inspection.

3. Scope of work is limited to wind, weather, vehicular or terminal failure damage to existing systems. May also include the repair or replacement of the mast, meter and conductors up to the first point of termination on the service or building disconnecting means. Relocated meters or masts and overhead-underground conversions shall be evaluated as altered services.

4. Altered or added circuits calculated per panelboard.

5. Service and feed must be inspected together when using this fee. Inspections at different times requires the Service Fee plus additional fee calculated Commercial Additional Feeders fee.

6. All field installed power transformers that are the source of a separately derived system shall have both their primary and secondary feeds identified/fee valued. All multi-section lighting and appliance branch circuit panelboards shall have each section evaluated/fee valued. All feeder taps that terminate in an overcurrent device rated 30 amps or larger shall be identified/fee valued.

7. Multiple section switch boards that have continuous, full ampacity bussing between sections shall be fee valued as single feeders. Switchboard subsections that have reduced ampacity bussing and individual overcurrent protection for the section shall be evaluated as additional feeders.

8. Service and feed must be inspected together when using this fee. Inspections at different times requires an additional fee per the Service and Fee schedule.

9. Low voltage and telecommunications systems includes all telecommunication systems, fire alarms, burglar alarms, nurse call, intercom, security systems, energy management controls, HVAC/refrigeration control, industrial and automation control systems, lighting controls, stand alone sound systems, public address and similar low energy circuits and equipment in all occupancy except one and two family dwellings as regulated by the International Residential Code. Multiple low-voltage systems installed by a single contractor at a single address and ready for a single inspection, may be fee valued at one fee.

10. Service or feeder equipment installed exclusively to power a sign shall be fee valued at the Commercial Industrial Service fee schedule.

11. Multiple sign faces and enclosures mounted on the same structure, each disconnecting means or set of disconnects to a separate enclosure shall be considered an individual sign. For outline lighting, neon channel letters and skeletal neon lighting, a sign will be defined as the sign transformer or power supply fed by a primary sign circuit.

12. Permanently installed generators shall be fee valued under the appropriate residential or commercial service/feeder schedule.

13. For commercial and industrial location employing full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. All yearly maintenance contracts must detail the number of contract electricians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2 hour maximum. Annual permits are valid for inspection at one facility (site) only.

14. The electrical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater, except Trip Fees which will be calculated from the fee schedule.

3. Table III. Mechanical Permit Fees.

TABLE III
Mechanical Permit Fees

Fees are per each item to be installed or altered.

Mechanical Permit Item (1)	Fee
Heating and Cooling	
A/C or Heat Pump	\$11.97
Furnace < 100,000 BTU (ducts/vents)	\$11.97
Furnace > 100,000 BTU (ducts/vents)	\$15.77
Gas Heat Pump	\$11.97
Duct Work	\$11.97
Hydronic Hot Water System	\$11.97
Residential Boiler (Radiator or Hydronic)	\$11.97
Unit Heater (Recessed, Suspended, Etc.)	\$11.97
Flue or Vent for Heating/Cooling	\$11.97
Other Fuel Appliances	
Water Heater	\$11.97
Gas Fireplace	\$11.97
Flue Vent for Water Heater or Gas Fireplace	\$11.97
Log Lighter (Gas)	\$11.97
Wood/Pellet Stove	\$11.97
Wood Fireplace/Insert	\$11.97
Chimney/Liner/Flue/Vent	\$11.97
Environmental Exhaust and Ventilation	
Range Hood or Kitchen Equipment	\$11.97
Clothes Dryer Exhaust	\$11.97
Single Duct Exhaust	\$11.97
Attic/Crawl Space Fan	\$11.97

Fuel Piping	
Fuel Piping: 1 - 4 Outlets	\$4.89
Fuel Piping: More Than 4 Outlets, Each	\$1.09
Mechanical Annual Permit for Commercial Industrial Locations (4)	
1 to 3 Plant Mechanical Technicians (up to 6 inspections)	\$960.67
1 to 3 Plant Mechanical Technicians (up to 12 inspections)	\$1,921.33
4 to 6 Plant Mechanical Technicians (up to 24 inspections)	\$3,845.86
7 to 12 Plant Mechanical Technicians (up to 36 inspections)	\$5,766.74
13 to 35 Plant Mechanical Technicians (up to 52 inspections)	\$7,689.71
25+ Plant Mechanical Technicians (up to 75 inspections)	\$9,613.22
Plan Review Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$66.92
Other (2)	
Minimum Fee: Gas Water Heater (3)	\$56.03
Minimum Fee: All Others	\$65.29
Trip Fees	
Inspection Requested but Not Ready	\$40.00
Each Additional Inspection Over 2 Per Permit	\$40.00
Inspection of Existing Installation	\$80.00
Progress Inspections Per 1/2 Hour (Minimum)	\$40.00
Minimum Fee (2)	\$65.29

Footnotes:

1. A maximum of two inspections are provided with each permit. Additional inspections will be assessed a trip fee.

2. The mechanical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.

3. For replacement in like kind, requiring no new power/fuel source or venting system.

4. For commercial and industrial location employing full-time mechanical maintenance staff or having a yearly maintenance contract with a licensed mechanical contractor. All yearly maintenance contracts must detail the number of contract mechanical technicians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

4. Table IV. Plumbing Permit Fees.

**TABLE IV
Plumbing Permit Fees**

Fees are per each item to be installed or altered.

Plumbing Item (1)	Fee
Site Utilities	
Catch Basin	\$12.51
Drywell, leach line, trench drain	\$12.51
Manufactured home utilities	\$81.53
Manholes	\$12.51
Rain Drain Connector	\$12.51
Footing Drain (1st 100 feet)	\$40.78
Footing Drain (Each Additional 100 Feet)	\$34.27
Sanitary Service (1st 100 feet)	\$40.78
Sanitary Service (Each Additional 100 Feet)	\$34.27
Storm Service (1st 100 Feet)	\$40.78
Storm Service (Each Additional 100 Feet)	\$34.27
Water Service (1st 100 Feet)	\$40.78
Water Service (Each Additional 100 Feet)	\$34.27
Fixture or Item	
Absorption Value	\$12.51
Backflow Preventer: Commercial	\$34.27

Backflow Preventer: Residential	\$20.13
Backwater Valve	\$12.51
Clothes Washer	\$12.51
Dishwasher	\$12.51
Drinking Fountain	\$12.51
Ejectors/Sump Pump	\$12.51
Expansion Tank	\$12.51
Fixture/Sewer Cap	\$12.51
Floor Drain/Floor Sink/Hub	\$12.51
Garbage Disposal	\$12.51
Hose Bib	\$12.51
Ice Maker	\$12.51
Interceptor/Grease Trap	\$12.51
Primer	\$12.51
Rain Drain: Commercial	\$12.51
Rain Drain: Single-Family Residential	\$48.43
Sink/Basin/Lavatory	\$12.51
Tub/Shower/Shower Pan	\$12.51
Urinal	\$12.51
Water Closet	\$12.51
Water Heater	\$12.51
Medical Gas Systems (Valuation)	
\$1 - \$5,000 Valuation	\$55.41
\$5,001 - \$10,000 Valuation	\$55.41 plus \$1.09 for each \$1,000 or fraction thereof over \$5,000
\$10,001 and over Valuation	\$60.85 plus \$1.09 for each \$1,000 or fraction thereof over \$10,000
Other (2)	
Minimum Fee: Electrical Water Heater	\$56.03
Minimum Fee: Residential Backflow	\$56.03

Minimum Fee: All Other	\$65.29
Plumbing Annual Permit for Commercial Industrial Locations (3)	
1 to 3 Plant Plumbers (up to 6 inspections)	\$960.67
1 to 3 Plant Plumbers Technicians (up to 12 inspections)	\$1,921.33
4 to 6 Plant Plumbers (up to 24 inspections)	\$3,845.86
7 to 12 Plant Plumbers (up to 36 inspections)	\$5,766.73
13 to 35 Plant Plumbers (up to 52 inspections)	\$7,689.70
25+ Plant Plumbers (up to 75 inspections)	\$9,613.22
Plan Review Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$66.90
Trip Fees	
Inspection Requested but Not Ready	\$40.00
Each Additional Inspection Over 2 Per Permit	\$40.00
Inspection of Existing Installation	\$80.00
Progress Inspections Per 1/2 Hour (Minimum)	\$40.00
Minimum Fee (2)	\$65.29

Footnotes:

1. A maximum of two inspections are provided with the permit. Additional inspections will be assessed a Trip Fee.
2. The plumbing permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.
3. For commercial and industrial location employing full-time plumbing maintenance staff or having a yearly maintenance contract with a licensed plumbing contractor. All yearly maintenance contracts must detail the number of contract plumbers necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

4.1 Table IV.1 - These fees apply to multi-family residential and commercial building permits for approval and acceptance by the Vancouver Fire Marshal's Office.

Valuation	Permit Fees
\$1 to \$500	\$11.10
\$501 to \$2,000	\$11.10 for the first \$500 plus \$0.29 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$15.38 for the first \$2,000 plus \$1.11 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$40.94 for the first \$25,000 plus \$0.83 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$61.58 for the first \$50,000 plus \$0.55 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$89.10 for the first \$100,000 plus \$0.49 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$284.80 for the first \$500,000 plus \$0.45 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & up	\$509.051 for the first \$1,000,000 plus \$0.29 for each additional \$1,000 or fraction thereof up to and including
Manufactured Structures Set-Up Fee	\$11.10 per section, with a minimum fee of \$22.18 per permit

5. Table V. Plan review fees. When submittal documents are required by this code, a plan review fee pursuant to Table V shall be paid at the time of submitting the submittal documents for plan review. The plan review fees specified in Table V are separate fees from the permit fees specified in this section and are in addition to the permit fees.

TABLE V
Plan Review Fees

Review	Fee
Building Plan Review	65% of Building Permit Fee (100% for "Fast Track" Review)
Single Permit Plan Review	50% of Single Permit Fee (77% for "Fast Track" Review)
Fire Plan Review (Commercial and Multi-Family Permits Only)	65% of the Fire Building Permit Fee
Mechanical or Plumbing Plan Review	35% of Permit Fee
Electrical Plan Review	35% of Permit Fee plus Submission Fee

6. Table VI. Grading and erosion control permit and plan review fees.

TABLE VI
Grading and Erosion Control Permit and Plan Review Fees

BUILDING - GRADING AND EROSION CONTROL	Plan Review Fee	Permit Fee
10 to 50 c.y.	No Fee	\$25.57
51 to 100 c.y.	\$25.57	\$40.25
101 to 1,000 c.y.		
Base Fee	\$40.25	\$40.25
Plus fee per 100 c.y. (or fraction thereof)		\$19.04
1,001 to 10,000 c.y.		
Base Fee	\$53.59	\$211.66
Plus per 1,000 c.y. (or fraction thereof)		\$15.77
10,001 to 100,000 c.y.		
Base fee for first 10,000 c.y.	\$53.59	\$353.68
Plus per 10,000 c.y. (or fraction thereof)	\$26.66	\$71.83
100,001 to 200,000 c.y.		
Base fee for first 100,000 c.y.	\$293.55	\$1,000.10
Plus per 10,000 c.y. (or fraction thereof)	\$14.41	\$39.72
200,001 c.y. or more		
Base fee for first 200,000 c.y.	\$437.75	Use 100,001 above
Plus per 10,000 c.y. (or fraction thereof)	\$7.89	Use 100,001 above

7. Table VII. Fire Protection System Fees.

TABLE VII
Fire Fees

No.	Activity	Base Fee	Per Head or Device
FIRE PROTECTION SYSTEMS AND COMPONENTS			
1.	Fire Pumps (each pump)		
	a) Review	\$221.85	
	b) Inspection	\$554.64	
2.	Stand Pipes (each stand pipe)		
	a) Review	\$77.65	
	b) Inspection	\$155.29	
3.	Underground Fire Service (each lateral)		
	a) Review	\$55.47	
	b) Inspection	\$155.29	
4.	Fire Sprinklers (each system)		
	a) Review	\$166.39	\$1.66
	b) Inspection	\$166.39	\$2.76
B.	Fire Sprinkler Tenant Improvements:		
	Category 1: Affidavit 1 to 10 heads:		
	(Limited to arm-overs and drops with a head location diagram for inspection reference)		
	a) Review	\$0	\$0
	b) Inspection	\$55.47	\$0
	Category 2: Affidavit 11 to 20 heads:		
	(Limited to arm-overs and drops in a light hazard occupancy with a head location diagram for inspection reference)		
	a) Review	\$0	\$0
	b) Inspection	\$110.92	\$0
	Category 3: Fire sprinkler system alterations that involve only changing heads of the same performance characteristics and minor adjustments to drop lengths:		
	a) Review	\$0.00	\$0.00
	b) Inspections	\$110.92	\$1.66

	Category 4: Fire sprinkler system alterations or additions that don't fall under Category 1, 2, or 3:		
	(With full Plans)		
	a) Review	\$55.47	\$0.55
	b) Inspections	\$110.92	\$1.66
C.	Dry Pipe, Antifreeze, Pre-Action (each in addition to fire sprinkler system)		
	a) Review	\$77.65	
	b) Inspection	\$155.29	
5.	Clean Agent System (CO2, FM-200, Inergen, etc.)		
	a) Review	\$277.32	
	b) Inspection	\$388.25	
6.	Commercial Cooking Hood and Duct Protection (per new system)		
	a) Review	\$199.67	
	b) Inspection	\$133.11	
	Commercial Cooking Hood and Duct Protection Minor Revisions		
	(Permit not required if modification is limited to normal maintenance, replacing or reconfiguring heads and no increase in flow points used). Applicant to notify Fire Marshal's Office of location and extent of work.		
	a) Review	\$0	
	b) Inspection	\$0	
7.	Fire Alarm Systems - Minor (additions, no new panel, up to 10 devices)		
	Category 1: Affidavit 1 - 4 devices (limited to spot smoke or heat detectors, horn/strobes, strobes, horns, mini-horns, manual pull stations or one communication device)	\$96.58	
	Category 2: Modifications of up to 10 devices not qualifying for affidavit (e.g., additions, no new panel)		
	a) Review	\$55.47	\$2.22
	b) Inspections	\$110.92	\$5.56
8.	Fire Alarm Systems - Major (new panel or 11+ devices, central station)		
	a) Review	\$166.39	\$2.22
	b) Inspection	\$166.39	\$5.56
OTHER PERMITS			

9.	Underground Tank Demolition (each tank)		
	Flammable & Combustible Liquids - with reference diagram showing		
	a) Review	\$0	
	b) Inspection	\$18.86	
10.	Smoke Control Systems (up to 3 shafts)		Each add'l shaft
	a) Review	\$332.78	\$110.92
	b) Inspections	\$665.56	\$221.85
	Other Smoke Control (atriums, malls, others)		
	a) Review	\$332.78	
	b) Inspections	\$665.56	
TRIP FEES			
11.	Trip Fee Assessment	\$40.77	

Footnotes:

1. Trip fees are intended to recover actual costs and may be assessed where the requested inspections are for work that is not ready for inspection, the work is not accessible for inspection, or the appropriate personnel or documentation is not on site.

8. Other inspection and service fees.

A. Other inspections outside of the normal business hours (eight a.m./five p.m.) shall be a minimum fee of \$252.00 per inspector providing a maximum of two hours of inspection per trip. Additional consecutive hours of inspection are \$126.00 per hour per inspector. Inspector is defined as a Building Inspector, Electrical Inspector and/or a Deputy Fire Marshal.

B. Re-inspection fees when required shall be \$126.00 per hour, with a minimum of \$63.00 per inspection.

C. Inspections for which no fee is established shall be \$126.00 per hour, with a minimum of \$63.00 per inspection.

D. Additional plan review time required due to changes or revisions to already approved construction documents and plans shall be calculated at \$126.00 per hour, but shall not exceed an amount equal to the original plan check fee. Major revisions to construction documents or plans after approval or during plan review shall require a new plan review fee.

E. There shall be a \$26.00 issuance fee added for each permit identified in Tables I (Building Permit Fees), VI (Grading and Erosion Control Permit and Plan Review Fees), and VII (Fire Fees).

F. Permit fees not clearly defined by this section, or fees that are found by the building official and/or fire code official to be inequitable using a valuation base, shall be determined by the building official

and/or fire code official by using a rational cost-of-service analysis. Fee determinations in such cases shall be made available to the public and disseminated to the applicable segments of the construction industry for use in future such cases.

G. Expiration date extension fee. A fee of \$26.00 shall be assessed to process a permit expiration date extension request.

H. Early start permit fee. When the applicant requests an early start permit approval, a fee of \$126.00 per staff review hour, one hour minimum, plus a \$26.00 issuance fee shall be assessed.

I. Fee refunds. Requests for fee refunds must be made in writing by the permittee. The building official and/or fire code official may authorize refund of a fee paid as follows:

1. Refunding of not more than 80 percent of the permit fee paid when no work has commenced under a permit issued in accordance with this code.

2. Authorize refunding of not more than 80 per cent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.

3. There shall be no refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of fee payment. Limited trade work permit fees are not refundable.

J. Re-inspection/Trip Fees. A re-inspection/trip fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made.

1. Re-inspection/trip fees are designed to discourage the practice of calling for inspections before the job is ready for such inspection or re-inspection.

2. Re-inspection/trip fees may also be assessed under the following circumstances:

a. When the inspection record card and permit is not posted or otherwise available on the work site.

b. When approved plans are not readily available to the inspector for failure to provide access on the date the inspection is scheduled.

c. When there is deviation from the approved plans.

d. When required corrections have not been completed upon request for re-inspection.

e. When the cost per hour of inspection or re-inspection has exceeded the permit fee paid. A minimum of three inspections per category are allowed for all "single permit fee" permits.

3. The permittee or their designated agent shall pay the required fee as set forth in the fee schedule and noted in the re-inspection/trip fee notice.

4. In instances where re-inspection/trip fees have been assessed, additional inspection of the work will not be performed until the required fee has been paid.

5. Reinspection/trip fees will be assessed on Electrical, Plumbing and Mechanical Permits where the number of requested inspections exceeds two. Re-inspections fees may be assessed on all other permits where the number of requested inspections in a required inspection category exceeds three. See VMC 17.08.090(G) for limited trade re-inspection fee requirements.

K. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing system, fire sprinkler, fire alarm system and/or other fire code permits before obtaining the necessary permits shall be subject to an investigation fee established by the building official and/or fire code official in addition to the required fees as set forth in this code.

1. The investigation fee for work commencing before permit issuance shall be the same as the required permit fees contained in the fee tables.

2. The investigation fee shall be paid prior to or at the time of the permit issuance.

3. The payment of the investigation fee shall not exempt an applicant from compliance with all provisions of the Vancouver Municipal Code or other applicable laws.

4. Such investigation fees may be in addition to any other penalty assessed under title 22 of the VMC.

(CPI Increase, Amended, 01/01/2014, Effective 01/01/2014; M-4052, Amended, 06/03/2013, Sec 7-Effective 07/01/2013; M-4034, Amended, 12/03/2012, Sec 40-Effective 01/03/2013; M-4013, Amended, 05/07/2012, Sec 1-Effective 6/7/2012; Admin Memo-CPI Increase, Amended, 01/04/2012, Effective 1/1/2012; Admin Memo - CPI Increase per 17.08.130, Amended, 12/01/2010, Effective 1/1/2011; M-3958, Amended, 07/19/2010, Sec 14-Effective 8/19/2010; ACM, Amended, 12/14/2009, Calculation Error In Table I; M-3932, Amended, 11/16/2009, Sec 1 - Effective 01/01/2010; ACM M-3895, Amended, 12/03/2008, 2 dollar amount corrections; Table II and Table VII; M-3895, Amended, 11/17/2008, Sec 1-Effective 01/16/2009; M-3883, Amended, 06/16/2008, Sec 1-Effective 7/16-2008; M-3863, Amended, 01/28/2008, Sec 9; M-3748, Amended, 07/10/2006, Sec 1 - Effective 10/08/2006; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.140 Inspections.

A. Construction or work for which a permit is required shall be subject to inspection by the building official or his or her designee and the construction or work shall remain accessible and exposed for inspection purposes until approved by the building official or his or her designee. In addition, certain types of construction shall have continuous and/or special inspections as specified in IBC Chapter 17.

B. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances shall not be valid.

C. It shall be the duty of the permittee to cause the work to remain accessible and exposed for inspection purposes. Neither the building official, including his or her designee, nor the city shall be liable for expense entailed in the removal or replacement of any material required to be removed to allow inspection.

D. Inspection record card. Work requiring a permit shall not be commenced until the permittee or their authorized agent has posted or otherwise made available the permit and inspection record card and approved construction documents such as to allow the building official or his or her designee to

conveniently make the required entries there on regarding inspection of the work. The permit, inspection record card, and the approved construction documents shall be made available by the permittee until final approval has been granted by the building official or his or her designee.

E. Inspection Requests. It shall be the duty of the permittee, their authorized agent or contractor to notify the building official or his or her designee that such work is ready for inspection within ten (10) days of the work being completed.

1. The building official or his or her designee may require that every request for inspection be filed at least one working day before such inspection is desired.

2. Such request shall be made by the method provided by the city for requesting and scheduling inspections.

3. It shall be the responsibility of the permittee their authorized agent and/or the person requesting an inspection required by this code or the technical codes to provide the building official or his or her designee access to the premises and means for inspection of the work.

4. Limited trade permit inspections. When a limited trade permit is issued, work will be inspected on a random basis as determined by the city, but not less than one in ten (10) permits will be inspected.

F. Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official or his or her designee.

1. The building official or his or her designee upon notification shall make the required inspections and shall either indicate that that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permittee or their authorized agent of conditions not in compliance with code requirements.

2. Such notification of conditions not in compliance with code requirements shall be in writing in the form of a correction notice and shall specify the work that is not in conformance, identify the section of the code that the work does not comply with and shall set a time period for correction and request for re-inspection. Failure to correct the noncompliant condition and request re-inspection within the time period noted in the correction notice will be considered a violation and will be subject to enforcement under Title 22.

3. Any portions of construction which do not comply with code requirements shall be corrected and such portion shall not be covered or concealed until authorized by the building official or his or her designee.

4. There shall be a final inspection and approval of all and any buildings, structures, appurtenances and building service equipment when completed and ready for occupancy or use.

G. Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings structures and site for which an application has been filed.

H. Required inspections. The building official or his or her designee, upon notification that the work performed is ready for inspection, shall make the inspections as follows:

1. Erosion Control. Erosion control mitigation measure requirements shall be installed, inspected and approved before proceeding with any other site or construction work. Erosion control measures must be maintained until the project is completed and will be verified at all subsequent inspections.

2. Setback, footing and foundation inspections. Setback, footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspections. Materials for foundation shall be on the job except where concrete is ready mixed in accordance with ACI 38, the concrete need not be on the job. No concrete shall be placed prior to inspection approval.

3. Concrete slab and under floor inspection. Concrete slab inspections shall be made after in slab reinforcing steel and building services, equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is place.

4. Under floor inspection. Under floor inspection shall be made before any floor-deck or floor-sheathing is installed. Under floor inspection includes, but is not limited to, post, beam, joists, low point drains and radon piping.

5. Lowest floor elevation. Upon placement of the lowest floor in flood hazard areas, including the basement, and prior to further vertical construction, the elevation certification required in the IBC or IRC shall be submitted to the building official or his or her designee.

6. Frame inspection. Framing inspections shall be made after the floor deck or sheathing, all framing, fire blocking and bracing are in place, and after pipes, chimneys and vents to be concealed are complete, and after the rough electrical, plumbing, heating wires, pipes and ducts are inspected and approved.

7. Lath and gypsum board inspection. Lath and gypsum board inspections when part of a required fire-rated assembly or part of a structural framing system (shear/lateral bracing) shall be made after lathing and gypsum board, interior and/or exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished. In multiple layer systems, the fastening of each layer must be inspected before the application of the next layer.

8. Fire-resistive penetrations. Protection of joints and penetrations in fire-resistive-rated assemblies shall not be concealed from view until inspected and approved.

9. Energy efficiency inspections. Inspections shall be made to determine compliance with the Washington State Energy Code and shall include, but shall not be limited to, inspection for envelope insulation R and U values, fenestration U value, duct system R value, HVAC, water heating equipment efficiency, installation methods, weather sealing and similar energy related items. No interior finish that would conceal the energy efficiency component shall be applied prior to energy efficiency inspection and approval.

I. Building service equipment inspections. Building service equipment for which a permit is required by this code shall be inspected.

1. Building service equipment includes, but is not limited to, electrical, mechanical, plumbing, fuel gas, private storm water facility, and fire sprinkler and fire alarm system installations.

Exception: Rough tub/shower inspection not required when a manufactured tub and/or shower unit is installed.

2. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved.

3. When the installation of building service equipment is complete final inspection shall be made.

4. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the building official or his or her designee.

J. Barrier free accessibility inspection. Inspection shall be made of required barrier free accessibility features as part of any other required inspection including final inspection

K. Zoning inspection. Inspections are required for all signs, parking lots, landscaping, wetland delineation, critical areas delineation, tree preservation protection and other features regulated and required as part of a land use approval under title 20 of the VMC and noted on the approved plans and/or permit.

L. Other inspections. In addition to the inspections specified in this section, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws enforced by the city.

M. Special Inspection. Special inspection, as detailed in IBC Chapter 17, and the IRC when the design requirements of the International Building Code are required, shall be performed by agencies as defined in VMC Section 17.08.100(J).

N. Structural observation. Structural observation shall be made by the registered design professional as required in IBC Section 1709. Reports shall be submitted to the building official.

O. Final inspection. Final inspection shall be made after all work required and/or authorized to be performed by the building permit, is completed.

(M-3958, Amended, 07/19/2010, Sec 15-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 10; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.150 Certificate of occupancy.

A. Use and occupancy. No building or structure or portion thereof shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof as specified in VMC Titles 16 and 17 or as permitted in the Title 20 VMC, shall be made until the building official or designee has issued a certificate of occupancy or temporary certificate of occupancy.

B. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the building and construction codes of the City of Vancouver, including but not limited to, Titles 16, 17, and 20 VMC or any regulation adopted under them or of any other applicable building or construction law of the State of Washington.

C. Certificate of Occupancy. After the building official or designee inspects the building or structure and determines that the work performed is in reasonable compliance with Titles 16, 17, and 20 VMC or any regulation adopted under them or of any other applicable building or construction law of the State of

Washington and the terms and conditions of the permit, the building official shall issue a certificate of occupancy. The certificate of occupancy shall contain:

1. The building permit number;
2. The address of the structure;
3. The name and address of the owner, permit applicant and permit holder as noted on the building permit(s);
4. A description of that portion of the structure for which the certificate is issued;
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified;
6. The name of the building official, designee, or both, if applicable;
7. The edition of the code under which the permit was issued;
8. The use described and occupancy classification;
9. The type of construction;
10. The design occupant load;
11. If an automatic fire sprinkler system or fire alarm system is provided and whether such system is a code required system; and,
12. Conditions of the building permit or land use approval.

D. Temporary certificate of occupancy. The building official or designee is authorized to issue a temporary certificate of occupancy where the building official or designee finds that a substantial hazard or violation of any law, ordinance or special conditions of the permit approval will not result from occupancy of a building or portion thereof before the same is completed. The building official or designee shall set a time period, not to exceed thirty (30) days, for which the temporary certificate of occupancy is valid.

1. Terms and conditions. The building official or designee is authorized to impose terms and conditions on the temporary certificate of occupancy.
2. Term. The temporary certificate of occupancy is valid for up to thirty (30) days from the date of issuance.
3. Extension. Upon application by the certificate holder or if remaining construction has not been completed and the conditions of inspection not met, the building official or designee is authorized to extend a temporary certificate up to thirty (30) days, in which case a permit extension fee as provided in VMC 17.08.130 Table VIII shall apply.
4. Revocation. The building official or designee may revoke a temporary certificate of occupancy for any one or more of the following:

- a. Non-payment for fees;
- b. When a certificate is issued in error;
- c. When the applicant provides incorrect information;
- d. When the building official or designee determines that the building is in violation of any applicable code or regulation; or
- e. Where the building official or designee determines that a term or condition of the temporary certificate of occupancy has been violated.

E. Posting. The certificate of occupancy or temporary certificate of occupancy shall be posted in a conspicuous place on the premises. This requirement shall not apply to one- and two-family dwellings and town houses constructed under the IRC.

(M-4052, Amended, 06/03/2013, Sec9-Effective 07/01/2013; M-4013, Amended, 05/07/2012, Sec 2 - Effective 06/07/2012; M-3958, Amended, 07/19/2010, Sec 16-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.160 Connection to utilities.

A. Connection of service utilities. No person shall make connections to or from a servicing utility, including water, sewer, fuel or electrical power to any building or system that is regulated by this code for which a permit is required until approved by the building official or his or her designee.

B. Temporary connection. The building official or his or her designee shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel, electrical power, water or sewer.

C. Authority to disconnect service utilities. The building official or his or her designee shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property.

1. The building official or his or her designee shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action.

2. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

(M-3958, Amended, 07/19/2010, Sec 17-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.170 Violation and enforcement.

A. Unlawful acts. It shall be unlawful for any person, firm, or corporation to erect, construct alter, extend, repair, move remove, prepare for move or removal, demolish or occupy any building, structure or equipment regulated by this code or cause same to be done in conflict with or in violation of any provision of this code, the technical codes or other related laws and ordinances of the City of Vancouver.

B. Enforcement. The Building Official or his or her designee shall enforce the provisions of this chapter under Title 22 of the Vancouver Municipal Code.

(M-3958, Amended, 07/19/2010, Sec 18-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.180 Unsafe structures and equipment.

VMC Chapter 17.14, Minimum Property Maintenance Code, and VMC Chapter 17.32, Uniform Code for the Abatement of Dangerous Buildings, shall regulate abatement of unsafe structures and equipment.

(M-3660, Added, 07/12/2004, Sec 4)

Section 17.08.190 Sanitary facilities during construction.

All construction jobs sites shall have temporary toilet sanitation facilities, if permanent toilet sanitation facilities are not available, for construction personnel during site development and construction.

(M-3958, Added, 07/19/2010, Sec 19-Effective 8/19/2010)

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Chapter 17.09

ENERGY CODE

Sections:

17.09.010 Adoption of Washington State Energy Code.

Section 17.09.010 Adoption of Washington State Energy Code.

The city adopts, by reference, as its energy code the 2006 Washington State Energy Code, which is mandated under RCW19.27A, and adopts rules promulgated under WAC Chapter 51-11.

(Ord. M-2261 § 2.14, 1981; Ord. M-2429 § 15, 1983; Ord. M-2860 § 2, 1990; Ord. M-3016 § 8, 1992; Ord. M-3200 § 10, 1995; Ord. M-3660 § 5)
(M-3863, Amended, 01/28/2008, Sec 11; M-3660 Section 5, Amended, 07/12/2004; M-3378, Amended, 07/06/1998)

Chapter 17.010

INTERNATIONAL RESIDENTIAL CODE

Sections:

17.010.010	Adopted.
17.010.020	Purpose.
17.010.030	Scope.
17.010.040	Repealed by M-3958
17.010.050	Repealed by M-3958

Section 17.010.010 Adopted.

As required by RCW Chapter 19.27, the City of Vancouver hereby adopts by reference the 2012 edition of the International Residential Code (IRC) and appendices F, G, H and K, as published by the International Code Council, and as adopted and amended by RCW 19.27, WAC 51-51, and the provisions of this chapter. The IRC, as adopted and amended by this chapter, shall be the city of Vancouver's residential code. The city of Vancouver does not adopt IRC Chapter 1. VMC Chapter 17.08 shall provide the administration provisions for the IRC, and enforcement of the IRC shall be governed by Title 22 of the VMC.

(M-4052, Amended, 06/03/2013, Sec 11-Effective 07/01/2013; M-3958, Amended, 07/19/2010, Sec 20-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 12; M-3660, Added, 07/12/2004, Sec 6)

Section 17.010.020 Purpose.

The purpose of the IRC, as adopted in VMC 17.010.010, is to provide minimum standards to safeguard life or limb, health, property and welfare of the general public by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of buildings and structures governed by IRC provisions. The purpose of the code is not to create or otherwise establish any particular class or group of persons who will or should be especially protected or benefited by the terms of the code.

(M-3660, Added, 07/12/2004, Sec 6)

Section 17.010.030 Scope.

A. General. The provisions of the IRC shall apply to site preparation and construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, and maintenance of detached one and two family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures. The demolition of residential structures is regulated by the International Building code as adopted by VMC Title 17.

B. Conflicts. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Wherever in the building code reference is made to an appendix, the provisions in the appendix shall not apply unless it has been specifically adopted.

C. Amendment to IRC Table R305.2 (1) Climatic and Geographic Design Criteria:

Ground snow load – 25psf

Wind design speed (mph) – 110 mph peak 3 second gust

Wind design topography effects – Yes

Seismic design category – D1

Subject to damage from weathering – Moderate

Subject to damage from frost depth line – 12 inches

Subject to damage from termites – Slight to Moderate

78F Thermal design temperature - _ Outdoor Heating 22F/ Cooling 88F; Indoor Heating 70F/Cooling

Ice barrier underlayment required – Yes

Flood hazards – See FEMA flood maps

Mean annual temp - 51.8F

(M-3958, Amended, 07/19/2010, Sec 21-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 6)

Chapter 17.012

INTERNATIONAL BUILDING CODE

Sections:

- 17.012.010** **Adopted.**
- 17.012.020** **Purpose.**
- 17.012.030** **Scope.**

Section 17.012.010 **Adopted.**

As required by RCW Chapter 19.27, the City of Vancouver hereby adopts by reference the 2012 edition of the International Building Code (IBC) and appendices I and J (not including IBC Section J103.2, Exemption 1) and M (International Existing Building Code) as published by the International Code Council, and as adopted and amended by RCW Chapter 19.27, WAC Chapter 51-50, and the provisions of this chapter. The IBC, as adopted and amended in this chapter, shall be the City of Vancouver's building code. The City of Vancouver does not adopt IBC Chapter 1. VMC Chapter 17.08 shall provide the administrative provisions for the IBC, and enforcement of the IBC shall be governed by Title 22 of the VMC.

(M-4052, Amended, 06/03/2013, Sec 12-Effective 07/01/2013; M-3958, Amended, 07/19/2010, Sec 22-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 15; M-3660, Added, 07/12/2004, Sec 7)

Section 17.012.020 **Purpose.**

The purpose of the IBC is to provide minimum building and construction standards to safeguard the public's health, safety and welfare and to protect property through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, location, maintenance, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

(M-3660, Added, 07/12/2004, Sec 7)

Section 17.012.030 **Scope.**

A. General. The IBC shall apply to the site preparation, location, construction, alteration, moving, demolition, repair, maintenance, removal and use or occupancy of any building or structure or any appurtenance connected or attached to such buildings or structures and building service equipment within this jurisdiction, except those structures regulated by the International Residential Code and work located primarily in a public way, public utility towers and poles, and hydraulic flood control structures. the IBC regulations shall also apply to the demolition and removal of any structure regulated by the International Residential code (IRC).

B. Conflicts. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Wherever in the building code reference is made to an appendix, the provisions in the appendix shall not apply unless it has been specifically adopted.

C. Amendment to IBC Section 1110.1 (1) Signs:

1. Accessible parking spaces required by Section 1106.1 except where the total number of parking spaces provided is four or less. Signage shall include the international symbol for accessibility and may include the applicable State of Washington RCW citation related to barrier free accessible parking enforcement. The International symbol for accessibility and any additional information shall be white on a blue background.

(M-3958, Amended, 07/19/2010, Sec 22-Effective 8/19/2010; M-3660, Added, 07/12/2004, Sec 7)

Chapter 17.14

MINIMUM PROPERTY MAINTENANCE CODE

Sections:

- 17.14.010 Purpose.**
- 17.14.020 Scope.**
- 17.14.030 Definitions.**
- 17.14.040 Responsibility for code violations.**
- 17.14.050 Enforcement.**
- 17.14.055 Substandard Buildings**
- 17.14.060 Minimum maintenance standards for building exteriors.**
- 17.14.070 Minimum maintenance standards for building interiors.**
- 17.14.080 Light requirements.**
- 17.14.090 Ventilation requirements for group R occupancies.**
- 17.14.100 Ventilation requirements for non-group R occupancies.**
- 17.14.110 Room size and ceiling height requirements for group R occupancies.**
- 17.14.120 Bedroom/sleeping room requirements in group R occupancies.**
- 17.14.130 Efficiency unit requirements.**
- 17.14.140 Requirements for food preparation areas and cooking facilities.**
- 17.14.150 Toilet room requirements.**
- 17.14.160 Plumbing fixture requirements.**
- 17.14.170 Plumbing facility requirements.**
- 17.14.180 Plumbing system requirements.**
- 17.14.190 Water and water-heating system requirements.**
- 17.14.200 Heating system requirements.**
- 17.14.210 Equipment requirements.**
- 17.14.220 Electrical system requirements.**
- 17.14.230 Elevators, escalators and dumbwaiters.**
- 17.14.240 Duct system requirements.**
- 17.14.250 Fire safety requirements.**
- 17.14.260 Fire protection system requirements.**
- 17.14.270 Minimum maintenance standards for yards.**
- 17.14.280 Requirements effecting junk and inoperable vehicles.**
- 17.14.290 Limitations on the parking of motor vehicles, boats, trailers, commercial, and heavy commercial equipment.**
- 17.14.300 Limitations on the occupancy of motor vehicles and marine crafts.**

Section 17.14.010 Purpose.

- a. This chapter imposes comprehensive minimum maintenance standards for buildings, yards, land, facilities and equipment to protect the public's health, safety, and welfare and to help preserve property values.
- b. Violations of this chapter threaten the public's health, safety, and welfare and adversely affect the value, utility, and habitability of property within the city.
- c. The City Council of the City of Vancouver finds that buildings, yards, land, facilities, and equipment not in compliance with the requirements of this chapter constitute a public nuisance under RCW 7.48, Nuisances.

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d. Any duty created by this chapter is a general duty running in favor of the public.
(M-3702, Amended, 05/23/2005, Sec 1; M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.020 Scope.

a. Except as otherwise provided in this chapter or as expressly approved by the code official, the provisions of this chapter shall constitute minimum maintenance standards for buildings, yards, facilities and equipment.

b. If a section of this chapter conflicts with another provision in the VMC, the most restrictive requirement shall govern.

c. If a section of this chapter references another provision in the VMC, this chapter refers to that part of the code in effect at the time of inspection or enforcement actions conducted under this chapter.

d. The provisions of this chapter shall not apply to buildings designated by the state or local jurisdiction as historic buildings when the code official judges such buildings to be safe and in the public interest of health, safety and welfare.

e. The requirements of this chapter are not intended to provide the basis for removal or abrogation of existing fire protection and safety systems.

f. It is expressly the purpose of this ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons or individual who will or should be especially protected or benefited by the terms of this ordinance.

g. Nothing contained in this ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the city, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the city related in any manner to the enforcement of this ordinance by its officers, employees or agents.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.030 Definitions.

This section defines terms for the purposes of this chapter. Words not defined shall be interpreted by their plain meaning and context.

“Apartment house” means any building or portion thereof that contains three or more dwelling units and, for the purpose of this code, includes residential condominiums.

“Basement” means that portion of a building which is partly or completely below grade.

“Bathroom” means a room containing plumbing fixtures including a bathtub, toilet or shower.

“Bedroom” means any room or space used or intended to be used for sleeping purposes.

“Building” means a structure which is built or constructed or a portion thereof.

“Camper” means a structure designed to be mounted upon or attached to a motor vehicle which provides

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facilities for human habitation or for temporary outdoor or recreational lodging and which is five feet or more in overall length and five feet or more in height from its floor to its ceiling when fully extended. The term shall also mean a structure which provides facilities for human habitation or for temporary outdoor or recreational lodging that is mounted upon or attached to a trailer capable of being pulled by a motor vehicle.

“Code official” means the official who is charged by the city manager with the administration and enforcement of this code, or his or her duly authorized representative.

“Common hall or stairway” means a hall or stairway that connects separate dwelling units.

“Congregate residence” is any building or portion thereof that contains facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house, but does not include jails, hospitals, nursing homes, hotels or lodging houses.

“Dwelling unit” means any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and sanitation, including not more than one kitchen for not more than one family.

“Dwelling, single-family” means a building, or any part thereof, designed or used for residence purposes by not more than one family and containing one dwelling unit only.

“Dwelling, two-family, or duplex” means a building, or any part thereof, designed or used for residence purposes by not more than two families and containing two dwelling units.

“Dwelling, multiple-family” means a building, or any portion thereof, designed or used as a residence by three or more families and containing three or more dwelling units.

“Efficiency unit” means any room, or portion thereof, having cooking facilities, and used for combination living, dining, and sleeping purposes with a floor area of not more than 320 square feet. An efficiency unit is designed as a separate apartment, not merely as a rooming accommodation. Efficiency units shall be provided with a separate bathroom, meeting the requirements of the building code.

“Equipment” means household appliances, included but not limited to, dishwashers, refrigerators, kitchen stoves, washers and dryers, furnaces, boilers, fireplaces, fuel burning stoves, air-conditioners and hot-water heaters.

“Extermination” means the control and elimination of insects, rats or other pests by eliminating their place of harborage; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

“Family” means an individual or two or more persons related by blood or marriage, or two or more persons with functional disabilities, or a group of not more than six persons (excluding servants or resident staff) who need not be related by blood or marriage, living together in a dwelling unit.

“Facility” means something that is built, installed, or established to serve a particular purpose.

“Fixture” means something that is attached, as to a building or part thereof, as a permanent appendage or as a structural part.

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“Fully enclosed building” means a structure containing a complete roof and full height side wall assemblies with approved doors or window assemblies constructed to building code requirements.

“Guard” means a building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

“Group R occupancy” means dwelling units, hotels, congregate residences, and lodging houses.

“Habitable space” means space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

"Hazard tree" means any tree that is in close proximity to persons or property that has a combination of structural defect and/or disease which makes it subject to a high probability of failure.

“Health Officer” means the Clark County Health Officer, his successor, or his authorized representatives or agents.

“Heavy commercial equipment” means any free-standing piece of equipment with a gross vehicle weight of 15,000 pounds (as defined by the manufacturer) or greater that is used typically for the purpose of earth moving or construction related activities and that is typically transported to a job site by a vehicle. The terms shall include, but is not limited to, earth movers, front loaders, excavators, graders, dump trucks, pavers, or cement trucks. The term shall include equipment that is motorized, non-motorized or self-propelled. The term shall exclude heavy commercial equipment that is participating in an ongoing, permitted land development activity.

“Hotel” means any building containing six or more guest rooms intended or designed to be used, or that are used, rented or hired out to be occupied, or that are occupied for sleeping purposes by guests.

“Improved all weather surface” means asphalt, concrete, pavers or other surface approved by the planning official.

“Infestation” means the presence, within or contiguous to a building or premises, of insects, rats, vermin or other pests.

“Inoperable vehicle” means a vehicle that is missing a component such as a wheel(s), engine, battery, transmission, fuel tank, or a vehicle that is not able to move 100 feet in forward and reverse gear under it’s own power.

“Junk vehicle” means any vehicle certified by a fully or limited commissioned law enforcement officer and meeting at least three of the following criteria:

1. Is three years old or older;
2. Is extensively damaged, such damage including, but not limited to, any of the following: a broken window or windshield or missing wheels, tires, motor or transmission;
3. Is apparently inoperable;
4. Has an approximate fair market value equal only to the approximate value of the scrap in it.

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“Labeled” means a written sign, symbol or message attached to a piece of equipment that proves the equipment has been properly maintained and is capable of safe operation according to government regulations and industry standards.

“Living” means one or more of the following activities, including, but not limited to, eating, sleeping, washing, bathing, or other hygienic activities of any individual who occupies, uses or inhabits any indoor or outdoor space.

“Lodging House” means any building or portion thereof containing not more than five guest rooms where rent is paid in money, goods, labor or otherwise.

“Motor home” means motor vehicles originally designed, reconstructed, or permanently altered to provide facilities for human habitation, which include lodging and cooking or sewage disposal, and is enclosed within a solid body shell with the vehicle.

“Occupancy” means the purpose for which a building or portion that is utilized or inhabited.

“Occupant” means any individual living, or sleeping in a building, or having possession of a building or space therein. Unless otherwise stated, and “occupant” is synonymous with tenant.

“Open storage” means storage of property outside of a fully enclosed building.

“Openable area” means that part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

“Operator” means any person who has charge, care or control of a structure or premise which is let or offered for occupancy.

“Owner” means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including tenants, the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession or real property by a court, as well as a bankruptcy trustee.

“Person” means an individual, corporation, partnership or any other group acting as a unit.

“Premise” means a lot, plot or parcel of land including any buildings thereon.

“Property” means both personal and real property.

“Recreational vehicle” means a motor home or camper or other similar vehicles such as travel trailers, tent trailers, horse trailers with living facilities or other mobile structures capable of being used in conjunction with a motor vehicle, with facilities for human habitation.

“Rooming house” means a building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one or two-family dwelling unit.

“Rooming unit” means a room or group of rooms in a dormitory, fraternity, sorority, shelter, convent or other similar congregate residence, forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

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"Substandard building" means a building that violates any provision of this chapter or other chapters in VMC title 17 to the extent that the building constitutes an imminent threat to the health, safety or welfare of the building's occupants or neighboring community. A substandard building is unfit for human habitation.

"System" means equipment forming a network, including but not limited to, heating, electrical, sewage and water systems.

"Tenant" means a person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

Toilet room" means a room containing a water closet or urinal but not a bathtub or shower.

"Ventilation" means the natural or mechanical process of supplying conditioned or unconditioned air to or removing such air from any space.

"Weeds" means those plants designated as class A, B, and C noxious weeds by the state noxious weed control board.

"Yard" means open space on the same lot with a building or a dwelling group, which open space is unoccupied and unobstructed by any structure from the ground upward to the sky.
(M-3705, Amended, 05/23/2005, Sec 2; M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.040 Responsibility for code violations.

It shall be unlawful for any person to violate the requirements of this chapter. In addition to the violator, there is a rebuttable presumption that an owner of a vehicle, building, yard, land, facility or equipment, is also responsible for violations of this chapter when the owner had or has actual or constructive knowledge of a violation at the time the violation occurred or is occurring.
(M-3702, Amended, 05/23/2005, Sec 3; M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.050 Enforcement.

The city manager, or his or her designate, shall appoint agents or officers, to be known as a "code official," responsible for the enforcement of this chapter pursuant to VMC title 22.
(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.055 Substandard Buildings

Substandard building. No substandard building may be occupied, except as allowed by the code official or by court order.
(M-3702, Added, 05/23/2005, Sec 4)

Section 17.14.060 Minimum maintenance standards for building exteriors.

a. Address identification. Street address numbers shall be placed on all buildings or in a location that clearly references a building to assist emergency personnel. The street address numbers must be in a position to be plainly visible and legible from the street or road fronting the premise.

b. Basement openings. Basement openings, including but not limited to, hatchways, doors and windows,

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shall be maintained to prevent the entrance of rodents, rain, surface drainage water, and debris.

c. Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe, and in good repair.

d. Decorative features and exterior extensions. Decorative features and exterior extensions, including but not limited to, belt courses, corbels, cornices, terra cotta trim, wall facings, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored so as to be kept in a safe condition.

e. Doors. Exterior doors, door assemblies and hardware shall be maintained in good condition. Locks to building entrances shall tightly secure the door.

f. Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface-coated where required to prevent deterioration.

g. Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

h. Metal surfaces. Metal surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.

i. Openable windows. Windows, other than fixed windows, shall be easily openable and capable of being held in position by window hardware.

j. Oxidation stains. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

k. Protective treatment. Exterior surfaces, other than decay-resistant woods or other materials designed to withstand weather damage, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

l. Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall be maintained on the site except where approved to be discharged to an off-site storm water retention/detention facility. Water shall not be discharged onto a public sidewalk, public street, private street or an adjoining property.

m. Siding and masonry joints. Siding and masonry joints as well as those between the building envelope and perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight.

n. Stairways, decks, porches and balconies. Exterior stairways, decks, porches and balconies, and attachments thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed dead and live loads.

o. Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

p. Windows, skylights, and door frames. Windows, skylights, and door frames shall be kept in sound

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condition, good repair and weather tight. Glazing materials shall be maintained free from cracks and holes.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.070 Minimum maintenance standards for building interiors.

a. Handrails and guardrails. Handrails and guardrails shall be firmly fastened and capable of supporting normally imposed dead and live loads and shall be maintained in good repair and in a safe condition.

b. Interior surfaces, windows and doors. Interior surfaces, windows and doors, shall be maintained in good repair and in a safe condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Glazing materials shall be maintained free from cracks and holes.

c. Openable windows. Windows, other than fixed windows, shall be easily openable and capable of being held in position by window hardware.

d. Stairs and walking surfaces. Stairs, ramps, landings, balconies, and other interior walking surfaces shall be maintained in good repair and in a safe condition.

e. Structural members. Structural members shall be maintained structurally sound and be capable of supporting the imposed dead and live loads.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.080 Light requirements.

a. Minimum glazed area for habitable spaces in group R occupancies. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court.

1. The minimum total glazed area for every habitable space shall be 10 percent of the floor area of such room.

2. Where natural light for habitable spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 10 percent of the floor area of the interior habitable space, but not less than 25 square feet. The exterior glazing area shall be based on the total floor area being served.

3. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet from the window and extend to a level above that of the ceiling of the room, such window shall not be included as contributing to the required minimum total window area for the room.

b. Minimum light requirements for common halls, stairways, and means of egress (excluding individual dwelling units). Common halls and stairways, means of egress, including exterior paths of travel, shall be lighted at all times with a minimum of 1 foot candle at floor level. In auditoriums, theaters, concert or opera halls, and similar assembly uses, illumination at floor level may be reduced during performances to not less than 0.2 foot candle, provided that illumination at a minimum of 1 foot candle will be automatically restored upon activation of a premise's fire alarm system when such system is required.

c. Minimum light requirements for occupancies other than group R occupancies. All spaces shall be

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provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the equipment.
(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.090 Ventilation requirements for group R occupancies.

a. Minimum ventilation requirements for habitable spaces in group R occupancies. Every habitable space shall have at least one openable window. The total openable area of the window in every habitable space shall be equal to 50 percent of the minimum glazed area required in VMC 17.14.080(a)(1), as that section currently exists or as it may be subsequently amended.

b. Ventilation from adjoining rooms. Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The ventilation openings to the outdoors shall be based on total floor area being ventilated.

c. Mechanical ventilation. In lieu of required exterior openings for ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour with a minimum of 15 cubic feet per minute of outside air per occupant during such time as the building is occupied.

d. Ventilation requirements in bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall be re-circulated.
(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.100 Ventilation requirements for non-group R occupancies.

a. All enclosed portions of buildings customarily occupied by humans shall be provided with natural ventilation by means of openable exterior openings with an area not less than 1/20 of the total floor area or shall be provided with a mechanically operated ventilation system. Exterior openings shall open directly upon a public way, yard or court. Such mechanically operated ventilation system shall be capable of supplying a minimum of 15 cubic feet per minute of outside air per occupant in all portions of the building during such time the building is occupied.

b. Toilet rooms shall be provided with a fully openable exterior window with an area of not less than 3 square feet or mechanical operated exhaust system capable of providing complete change of air every 15 minutes.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.110 Room size and ceiling height requirements for group R occupancies.

a. Minimum room widths. A habitable space shall not be less than 7 feet in any plan dimension or not less than 70 square feet. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

b. Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet 6 inches. The following are exceptions to the requirements of this subsection:

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1. In one and two-family dwelling units, exposed beams or girders shall not be spaced less than 4 feet on center and shall not project more than 6 inches below the required ceiling height.

2. Basement rooms in one and two-family dwelling units occupied exclusively for laundry, study or recreation purposes, shall not have a ceiling height less than 7 feet with not less than 6 feet 8 inches of clear height under beams, girders, ducts and similar obstructions.

3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, shall have a clear ceiling height of at least 7 feet 6 inches over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet or more shall be included.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.120 Bedroom/sleeping room requirements in group R occupancies.

a. Access through bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

b. Bedroom/sleeping rooms shall not be less than 7 feet in any plan dimension or contain less than 70 square feet.

c. Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.130 Efficiency unit requirements.

a. Floor area. An efficiency unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet. A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet. These required areas shall be exclusive of the areas required by subsections (2) and (3).

b. Kitchen facilities. An efficiency unit shall be provided with a kitchen sink, cooking appliance and a refrigerator, each having a clear working space of not less than 30 inches in front.

c. Bathroom requirements. An efficiency unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.140 Requirements for food preparation areas and cooking facilities.

a. Food preparation areas. Areas used for food preparation purposes shall contain space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

b. Cooking facilities in rooming units. Unless expressly approved in writing by the code official, and unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.150 Toilet room requirements.

a. Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling unit.

b. Location. Hotel units or rooming units that do not have individual toilet rooms or bathrooms shall have access to a toilet room or bathroom by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

c. Location of employee toilet facilities. Employee facilities shall either be separate facilities or public customer facilities on premise.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.160 Plumbing fixture requirements.

a. Connection to an approved water system. Plumbing fixtures shall be properly connected to either a public water system or to an approved private water system.

b. Connection to an approved sewage disposal system. Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

c. General maintenance. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures were designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

d. Fixture clearances. Plumbing fixtures shall have adequate clearances for usage, cleaning and maintenance.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.170 Plumbing facility requirements.

a. Plumbing facility requirements for dwelling units. A building, or portions thereof, used for residential occupancies, shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the water closet. A kitchen sink shall not be used as a substitute for the required lavatory.

b. Plumbing facility requirements for rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four room units.

c. Plumbing facility requirements for hotels. Where private water closets, lavatories, and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for every ten occupants or fraction thereof.

d. Plumbing facility requirements for employee facilities. Employees shall have access to a minimum of one water closet, one lavatory and one drinking facility on premises.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.180 Plumbing system requirements.

Plumbing system hazards. Plumbing systems shall be properly installed and maintained to provide adequate service and venting and to prevent cross connection, back siphonage, deterioration or damage. (M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.190 Water and water-heating system requirements.

a. Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

b. Hot or cold water availability. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or cold running water in accordance with the plumbing code.

c. Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120°F. Water heaters shall be installed and maintained in compliance with the plumbing code including an approved combination temperature and pressure-relief valve and relief valve discharge pipe.

d. Water supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. (M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.200 Heating system requirements.

a. Room temperature measurement. The required room temperatures shall be measured 3 feet above the floor near the center of the room and 2 feet inward from the center of each exterior wall.

b. Minimum heating requirements. Dwellings units shall be provided with permanent, fixed in place, heating facilities capable of maintaining a room temperature of 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

c. Heat supply. Owners and operators of buildings who rent, lease or let, expressly or impliedly, one or more dwelling units or congregate residences shall furnish heat to the occupants thereof at all times at a temperature of not less than 65°F (18°C) in all habitable spaces, bath rooms, and toilet rooms.

d. Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied. This section shall not apply to storage and operation areas that require cooling or special temperature conditions and areas in which persons are primarily engaged in vigorous physical activities. (M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.210 Equipment requirements.

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- a. Equipment. Equipment shall be properly installed and maintained in a safe working condition, and shall be capable of performing its intended function.
- b. Clearances to combustible materials. Required clearances to combustible materials shall be maintained according to the manufacturer's listing. When equipment is non-listed, clearances to combustible materials shall comply with the requirements of the building and mechanical codes.
- c. Combustion air. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
- d. Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless labeled for such purpose and the installation is specifically approved by the code official.
- e. Removal of combustion products. With the exception of fuel-burning equipment and appliances which are labeled for unvested operation, fuel-burning equipment and appliances shall be connected to an approved chimney or vent.
- f. Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.
- g. Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions and the mechanical code.
- h. Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be re-circulated to any space.
(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.220 Electrical system requirements.

- a. Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- b. Receptacles. Habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets. Laundry areas shall contain at least one properly installed grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Bathrooms shall contain at least one receptacle. New bathroom receptacle outlets shall have ground fault circuit interrupter protection.
- c. Lighting fixtures. Interior stairways, toilet rooms, kitchens, bathrooms, laundry rooms, boiler rooms, furnace rooms and public halls shall contain at least one operable electric light fixture.
- d. Service. Dwelling units shall be served by a minimum three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes. The minimum requirement shall be increased based upon the size and usage of appliance and equipment as determined electrical code.
- e. Access to overcurrent devices. Except where the overcurrent devices are maintained by the facility management and the site is staffed continuously, occupants shall have access to overcurrent devices serving their occupied space or dwelling unit.
(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.230 Elevators, escalators and dumbwaiters.

- a. Elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed dead and live loads, to operate properly, and to be free from physical and fire hazards.
- b. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator.
- c. Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied. Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.
(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.240 Duct system requirements.

- Duct or venting systems shall be maintained free of obstructions and shall be capable of performing the required function.
(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.250 Fire safety requirements.

- a. Unobstructed access. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
- b. Aisles. The required width of aisles according to the building code shall be unobstructed.
- c. Locked doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the building code.
- d. Emergency escape openings. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the building code and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates, or similar devices are installed in existing buildings, smoke detectors shall be installed according to VMC 17.14.250, as that section currently exists or as it may be subsequently amended.
- e. Fire-resistance-rated assemblies. The required fire-resistance rated assemblies including, but not limited to, walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
- f. Opening protectives. Required opening protectives shall be maintained in an operative condition. Fire and smoke stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.
(M-3637, Added, 12/02/2003, Sec 1)

Section 17.14.260 Fire protection system requirements.

a. Smoke detectors. Existing residential occupancies not already provided with single-station smoke alarms shall be provided with approved single-station smoke alarms. In dwelling units a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement.

b. Installation. Approved single-station smoke alarms shall be installed in existing dwelling units, congregate residences, rooming units, hotels, and lodging houses. Installation shall be in accordance with the manufacturer's installation instructions and the above-referenced codes.

c. Power source. In residential occupancies, single-station smoke alarms shall be battery operated or shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall have battery backup. When power is provided by the building wiring, the wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

(M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.270 Minimum maintenance standards for yards.

a. Accessory structures. Accessory structures, including detached garages, sheds, decks, patios and similar structures, shall be maintained structurally sound and in good repair.

b. Building permit expiration. Where there has been a cessation of construction activity on any structure for more than two years, the structure shall be deemed in violation of the code and shall be abated by demolition or completion of the construction to meet the requirements of the building code.

c. Catastrophic or fire damaged premises. Where a building is damaged by fire or other catastrophic loss, the damaged building and site shall be secured from entry within forty-eight (48) hours and debris must be removed and properly discarded within ten (10) days of the fire department's release of the property.

d. Child traps. Refrigerators, freezers, or iceboxes with unlocked and attached doors, or similar container which may endanger public safety, shall be removed or secured.

e. Composting. Composting within the City of Vancouver shall comply with the following requirements:

1. Acceptable compost materials: Fruit and vegetable scraps, coffee grounds, and egg shells may be composted. Yard waste may be composted so long as yard waste does not include grass clippings or hedge or tree trimmings greater than ¼ inch in diameter. All composted materials must be generated from the site on which the compost is located. Individuals may add commercially available ingredients specifically designed to speed or enhance decomposition.

2. Prohibited compost materials: Unshredded branches or logs, meat, bones, fat, oil, whole eggs, dairy products, weeds heavily laden with seeds, plastics, synthetic fibers, human or pet wastes, diseased plants or any other garbage or refuse shall not be composted.

3. Composting method. Materials shall be contained in a bin or composted in a manner that provides for rapid and odorless composting.

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4. Location of composting structures. Compost structures shall be placed in the rear yard of a property in such a location as to avoid off-site impacts.

5. Compost management. Persons who compost according to the requirements of this section shall use standard compost practices, which include providing adequate air circulation to prevent combustion and objectionable odors to adjacent properties. Composting that results in objectionable odors or includes prohibited material, or both, is prohibited by this code.

f. Dangerous holes. Open holes which may endanger public safety shall be abated, filled, sealed or removed. Holes wider than twelve (12) inches and deeper than twenty-four (24) inches, with a slope of 2 (horizontal):1 (vertical) or greater and that have the capability of retaining water, are presumptively dangerous to public safety. Holes which may endanger the public safety include, but are not limited to, wells, cisterns, open cesspools, septic tanks, excavations, in-ground swimming pools no longer in use, or open foundations.

g. Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private premises or upon the dwelling unit of another tenant.

h. Fences, walls, hedges and retaining walls. Fences, walls, hedges and retaining walls shall be maintained in a structurally sound and sanitary condition so as not to pose a threat to the public health, safety or welfare.

i. Firewood. The outdoor storage of useable firewood is permitted, provided the firewood is neatly stacked or stacked in such a manner as not to be visible from adjacent properties or city right of way. Firewood shall be cut to lengths that fit the approved on site fireplace or wood stove. Useable firewood, as used in this section, means firewood that has more wood than rot and is not chemically treated or painted. This requirement shall not apply to lumber products used for agricultural purposes. This requirement shall also not apply to other recognized seasonal uses such as holiday decorations, provided the lumber is neatly stacked and is removed at the end of the season.

j. Grading, drainage and storm water. Exterior properties shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises. Storm water, including discharge from gutters, downspouts, swimming pools, hot tubs, spas, sump pumps or similar features shall not discharge water off the source premise unless expressly approved by the City of Vancouver.

k. Open storage. Open storage is prohibited on premises except:

1. As expressly permitted in VMC title 20.

2. Open storage does not include items customarily used in association with the permitted principal use of the property and suitable for outdoor use such as lawn furniture, play equipment, gardening equipment, and similar items;

3. Open storage does not include construction materials or seasonal materials used for gardening that are stored in a manner to protect their utility and prevent deterioration and are reasonably expected to be used at the site within six (6) months.

l. Rodent or insect harborage. Premises shall be kept free from rodent, insect and vermin harborage and/or infestation as determined by the county health officer. Infestations shall be promptly exterminated by methods that ensure the public's health, safety and welfare. Owners shall take

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preventive measures to protect buildings and premises from future infestations.

m. Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas on private property shall be maintained free from hazardous conditions and in compliance with approved site or plot plans and barrier free accessible parking requirements.

n. Swimming pools. Swimming pools and swimming pool barriers shall be maintained in a clean, sanitary condition, and in good repair.

o. Hazard trees. Any hazard tree shall be removed from property or maintained in such a way that it does not threaten persons or property.

p. Vacant structures. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health.

q. Weeds, grass and vegetation. Premises shall be maintained free from uncontrolled or uncultivated noxious weeds, brush, berry vines, poison oak/ivy, and grasses or plant growth in excess of 12 inches from ground level, including the area between the sidewalk and the curb.

1. Nothing in the preceding section shall prohibit the growth of berry vines or grasses that are grown and used for agricultural, gardening, commercial or landscape cultivation purposes.

2. In critical areas and buffers, the standards of VMC 20.740 also apply.

(M-3844, Amended, 10/01/2007, Sec 5; M-3702, Amended, 05/23/2005, Sec 5; M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.280 Requirements effecting junk and inoperable vehicles.

a. Junk vehicles. The storage or retention of junk vehicles on private property is declared a public nuisance and is prohibited.

b. Inoperable vehicles. The storage of inoperable vehicles on private property is declared a public nuisance. No person shall retain or store outdoors an inoperable vehicle for more than seven (7) consecutive or non-consecutive days in any calendar year. No more than (1) unenclosed or unscreened inoperable vehicle may be on a property at any one time.

c. Subsections (a) and (b) do not apply to:

1. A vehicle or part thereof that is completely enclosed within a building in a lawful manner, so as not to be visible from adjacent or nearby public or private property;

2. A vehicle that is stored or parked in a lawful manner on private property in connection with the business of a licensed vehicle dismantler or licensed vehicle dealer and is fenced in accordance with the provisions of RCW 46.80.130.

(ACM M-3702, Amended, 06/18/2010; M-3702, Amended, 05/23/2005, Sec 6; M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.290 Limitations on the parking of motor vehicles, boats, trailers, commercial, and heavy commercial equipment.

a. Motor vehicles. Motor vehicles shall be parked on improved all weather surfaces. Motor Vehicles,

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other than those in subsection (b) of this section, shall not be parked in the setbacks except in front yard or side street setbacks when in a driveway that provides access to an approved parking location and in conformance with VMC title 20. Parked motor vehicles shall not block access to required parking.

b. Recreational vehicles, boats, trailers. Recreational vehicles, boats, and trailers shall be parked, kept or stored on an improved all weather surface and shall not be parked, kept or stored in required front yard setbacks, except for a driveway. Recreational vehicle, boat, or trailer parking in the side or rear yard setbacks is allowed so long as emergency responders may access all sides of a structure. Access to parking shall be via an approved driveway approach and an improved all weather surface.

c. Truck tractors and semi-trailers. Truck tractors, as defined in RCW 46.04.655, and semi-trailers, as defined in RCW 46.04.530, shall not be parked, kept or stored in residentially zoned areas, on residential property in other zones or on sites that have not been permitted, improved and approved for such use. This requirement shall not apply to the parking, keeping or storage of agricultural machinery on residential premises to be used for agricultural use allowed by VMC title 20 or when equipment is used in conjunction with a permitted or allowed project.

d. Heavy commercial equipment. Heavy commercial equipment shall not be parked, kept or stored in residentially zoned areas, on residential property in other zones or on sites that have not been permitted, improved and approved for such use. This requirement shall not apply to the parking, keeping or storage of agricultural machinery on residential premises to be used for agricultural use allowed by VMC title 20 or when equipment is used in conjunction with an ongoing permitted or allowed project.

(M-3702, Amended, 05/23/2005, Sec 7; M-3637, Added, 12/01/2003, Sec 1)

Section 17.14.300 Limitations on the occupancy of motor vehicles and marine crafts.

a. Occupancy of recreational vehicles on private property. Recreational vehicles shall be fully self-contained. No occupancy shall be allowed for greater than fourteen (14) days in any calendar year for any motor home, travel trailer, camper or other recreational vehicle on premises, except as otherwise specifically authorized by VMC Title 20.

b. Occupancy of a recreational vehicle is allowed when the vehicle is located in a manufactured home park or RV park where permitted recreational vehicle spaces are provided and where such occupancy does not violate any other city, state or federal regulation.

c. Occupancy of marine craft. No person or persons may occupy a marine craft on premises except when such craft is located in an approved marina/moorage approved for residential occupancy.

(M-3702, Amended, 05/23/2005, Sec 8; M-3637, Added, 12/01/2003, Sec 1)

Chapter 17.16

NATIONAL ELECTRICAL CODE*

Sections:

- 17.16.00E** Editor's Note to Chapter 17.16.
- 17.16.010** Adopted.
- 17.16.020** Purpose.
- 17.16.030** Scope.
- 17.16.040** Article 80.19 C amended, add article 80.19.C 1 and revise UAC Sec. 301.2.3.
- 17.16.050** Approval of electrical equipment.
- 17.16.070** Approval - Provisional.
- 17.16.120** Modifications to the NEC.
- 17.16.140** Unused or abandoned wiring.
- 17.16.150** Conversion.

Section 17.16.00E Editor's Note to Chapter 17.16.

* Editor's Note: In Chapter 17.16, "

Section 17.16.010 Adopted.

The City of Vancouver adopts by reference the 2008 Edition of the National Electrical Code, as published by the National Fire Protection Association, Washington State Administrative Code Section 296-46B-005 through 296-46B-800, Washington State Energy Code and the provisions of this chapter as the electrical code for the City of Vancouver. VMC Chapter 17.08, Administrative Code, shall provide the administrative provisions for this chapter, and enforcement of this chapter shall be governed by Title 22 of the VMC. (Ord. M-2261 § 5.01, 1981; Ord. M-2505 § 1, 1984; Ord. 2998 (part), 1992; Ord. M-3133 § 2 (part), 1994)

(M-3958, Amended, 07/19/2010, Sec 23-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 16; M-3660, Amended, 07/12/2004, Sec 8; M-3639, Amended, 12/01/2003; M-3378, Amended, 07/06/1998)

Section 17.16.020 Purpose.

- a. The purpose of the electrical code adopted in this chapter is the practical safeguarding of the public and of property from hazards arising from the use of electricity.
- b. The electrical code contains provisions considered necessary for safety. Compliance therewith and proper maintenance will result in an installation essentially free of hazard, but not necessarily efficient, convenient or adequate for good service or future expansion of electrical service. Hazards often occur because of overloading of wiring systems by methods or usage not in conformity with the electrical code. This occurs because initial wiring did not provide for increases in the use of electricity. An initial adequate installation and reasonable provisions for system changes will provide for future increases in the use of electricity.
- c. The electrical code is not intended as a design nor an instruction manual for untrained persons. (Ord. M-3133 § 2 (part), 1994)

Section 17.16.030 Scope.

The electrical code covers:

1. Electrical conductors and equipment installed within or on public and private buildings or other

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structures, including mobile homes and recreational buildings; and other premises such as yards, carnivals, parking and other lots, and industrial substations;

2. Conductors that connect the installations to a supply of electricity;
3. Other outside conductors on the premises. (Ord. M-3133 § 2 (part), 1994)

Section 17.16.040 Article 80.19 C amended, add article 80.19.C 1 and revise UAC Sec. 301.2.3.

Article 80.19 (C) deleted and modified to read as follows:

Electrical permits are required to be obtained for all electrical work except as noted in Article 80.19 (C) 1.

Electrical Permit Not Required. A new section is adopted as Article 80.19 C 1 of the National Electrical Code is amended to read as follows:

Article 90.80.19 (C). Electrical permit not required. An electrical permit shall not be required for the following: (1) Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code; (2) Repair or replacement of fixed motors, transformers, built in hard wired residential cooking ranges, dishwashers, disposals of the same type and rating in the same location; (3) Temporary decorative lighting in place for not more than 90 days for holiday decorative lighting and similar purposes; (4) Repair or replacement of current-carrying parts of any switch, contactor or control device; (5) Reinstallation of attachment plug receptacles but not the outlets therefore; (6) Repair or replacement of any over-current device within existing service, disconnecting or overcurrent equipment of the same rating/capacity in the same location; (7) Repair or replacement of electrodes or transformers of the same size and capacity in signs or gas tube systems; (8) Re-taping soldered/spliced joints in existing knob-and-tube wiring; (9) Temporary wiring for experimental/testing purposes in suitable experimental laboratories; (10) The wiring for temporary theater, motion picture or television stage sets on remote location and not located within a building/structure; (11) Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy and which is cord and plug connected to an existing outlet/receptacle and not located within a hazardous classified location; (12) Low-energy power, control, and signal circuits of Classes II and III as defined in the Electrical Code, in R-3 occupancies; (13) A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility. (Permits are required for the utility's installation of privately owned equipment.) (Ord. M-3133 § 2 (part), 1994) (M-3639, Amended, 12/01/2003)

Section 17.16.050 Approval of electrical equipment.

All materials, devices, fittings, appliances and equipment installed or used in the installations covered by this title or which are permanently attached to such installations shall be approved as provided in Sections 17.16.060 through 17.16.080. (Ord. M-3133 § 2 (part), 1994)

Section 17.16.070 Approval - Provisional.

Products that are not certified or listed as required in Section 17.16.050, but which are deemed safe by the

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inspector, may be approved provisionally by the inspector. (Ord. M-2261 § 5.04(D), 1981; Ord. M-2998 (part), 1992; Ord. M-3133 § 2 (part), 1994)
(M-3378, Amended, 07/06/1998)

Section 17.16.120 Modifications to the NEC.

The 2005 National Electrical Code is amended by the following modifications:

1. (A) Article 110.26(B) and 110.33(B); Add a new sentence following Sections 110.26(B) and 110.33(B) to read as follows:

Doors shall not open into the required working space. Exception: Residential occupancies.

B. Add to Article 110.26(A) and Article 110.33(A):

The required working space floor, platform or finished grade at the equipment, shall be of one level and reasonably flat.

C. Add to Article 210.8(A) to read as follows:

No lighting outlets shall be on any circuits which is required to be ground fault protected.

Add new item #4 to Article 210.52(B)(3):

4. Minimum size circuit to a disposal or a dishwasher shall be #12 copper, with a 20 amp. rated overcurrent device.

Add a sentence to Article 250.122:

All conduit installed on a roof of a structure must be installed with a grounding equipment conductor sized by table 250.122 NEC. (Ord. M-2261 § 5.08, 1981; Ord. M-2708 § 5, 1987; Ord. M-2998 (part), 1992; Ord. M- 3133 § 2 (part), 1994)
(M-3863, Amended, 01/28/2008, Sec 17; M-3639, Amended, 12/01/2003; M-3378, Amended, 07/06/1998)

Section 17.16.140 Unused or abandoned wiring.

All unused or abandoned wiring shall be properly terminated or removed.

(Ord. M-2261 § 5.10, 1981; Ord. M-2505 § 3, 1984; Ord. M-2631 (part), 1986; Ord. M-2998 (part), 1992; Ord. M-3133 § 2 (part), 1994)
(M-3863, Amended, 01/28/2008, Sec 18; M-3378, Amended, 07/06/1998)

Section 17.16.150 Conversion.

In a change of occupancy from R or U occupancy (as defined in the International Residential Code or the International Building Code, adopted in this title), all receptacles shall be converted to three-wire grounding type and shall be effectively grounded as per the National Electrical Code Articles 406.3, or the circuit protected as provided in Article 210.8.

(Ord. M-2998 (part), 1992; Ord. M-3133 § 2 (part), 1994)

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(M-3863, Amended, 01/28/2008, Sec 19; M-3639, Amended, 12/01/2003; M-3378, Amended, 07/06/1998)

Chapter 17.020

UNIFORM PLUMBING CODE--UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE

Sections:

- 17.020.010 Documents adopted.**
- 17.020.020 Purpose.**
- 17.020.030 Scope.**
- 17.020.050 Section 713.4 amended--Determination of an inaccessible sewer.**

Section 17.020.010 Documents adopted.

As required by RCW Chapter 19.27, the City of Vancouver hereby adopts by reference the Uniform Plumbing Code (UPC), 2012 edition, as published by the International Association of Plumbing and Mechanical Officials, with IAPMO Standards as amended and adopted by RCW 19.27, WAC 51-56 and 51-57, and the provisions of this chapter. The UPC, as adopted and amended in this chapter, shall be the plumbing code for the City of Vancouver.

The following sections of the 2012 Uniform Plumbing Code are not adopted: UPC appendices; Chapter 1 Administration. VMC Chapter 17.08 shall provide the administrative provisions for the UPC. Title 22 of the VMC shall provide the enforcement provisions for this chapter.

(Ord. M-2261 § 6.01, 1981; Ord. M-2429 § 3, 1983; Ord. M-2631 (part), 1986; Ord. M-2814 § 12, 1989; Ord. M-3016 § 11, 1992) (M-4052, Amended, 06/03/2013, Sec 13-Effective 07/01/2013; M-3958, Amended, 07/19/2010, Sec 25-Effective 8/19/2010; M-3863, Amended, 01/28/2008, Sec 20; M-3660, Amended, 07/12/2004, Sec 9; M-3639, Amended, 12/01/2003; M-3378, Amended, 07/06/1998)

Section 17.020.020 Purpose.

The purpose of this plumbing code is to provide minimum requirements and standards for the protection of the public health, safety and welfare. The purpose of the code is not to create or otherwise establish any particular class or group of persons who will or should be especially protected or benefited by the terms of the code. (Ord. M-2631 (part), 1986) (M-3660, Amended, 07/12/2004, Sec 10)

Section 17.020.030 Scope.

The provisions of the plumbing code shall apply to the erection, installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing system, except as otherwise provided for in this chapter. (Ord. M-2631 (part), 1986)

Section 17.020.050 Section 713.4 amended--Determination of an inaccessible sewer.

Subsection (d) of Section 713.4 of the Uniform Plumbing Code is amended to read as follows:

Sewer availability shall be determined as defined in Vancouver Municipal Code Chapter 14.08.

(Ord. M-3016 § 13, 1992; Ord. M-2631 (part), 1986)

(M-3660, Amended, 07/12/2004, Sec 11)

Chapter 17.024

INTERNATIONAL MECHANICAL CODE

Sections:

- 17.024.010** **Adopted.**
- 17.024.020** **Purpose.**
- 17.024.030** **Scope.**

Section 17.024.010 **Adopted.**

As required by RCW 19.27, the City of Vancouver hereby adopts by reference the 2012 edition of the International Mechanical Code (IMC) (appendices excluded), including the 2012 edition of the International Fuel Gas Code (IFGC) (Appendices excluded), as published by the International Code Council, as adopted and amended by RCW 19.27, WAC 51 - 52, and the provisions of this chapter. The IMC, as adopted and amended in this chapter, shall be the mechanical code and fuel gas code for the City of Vancouver. The administrative portions of each code are not adopted, and VMC Chapter 17.08 shall provide the administrative provisions for the IMC. Enforcement of this chapter shall be governed by the provisions in title 22 of the VMC.

(M-4052, Amended, 06/03/2013, Sec 14-Effective 07/01/2013; M-3863, Amended, 01/28/2008, Sec 21; M-3660, Repealed & Replaced, 07/12/2004, Sec 12)

Section 17.024.020 **Purpose.**

The purpose of this chapter is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and use mechanical systems. The purpose of this chapter is not to create or otherwise establish any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

(M-3660, Repealed & Replaced, 07/12/2007, Sec 12)

Section 17.024.030 **Scope.**

The provisions of this chapter shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances.

(M-3660, Repealed & Replaced, 07/12/2004, Sec 12)

Chapter 17.25

MANUFACTURED HOUSING

Sections:

17.25.010 **General installation requirements for manufactured homes.**

17.25.020 **Installation permits and fees.**

17.25.030 **Inspections.**

17.25.040 **Requirements of local jurisdiction.**

17.25.050 **Enforcement.**

17.25.060 **Building site preparation.**

17.25.070 **Foundation system footings.**

Section 17.25.010 **General installation requirements for manufactured homes.**

a. All manufactured homes shall be installed in compliance with the federal manufactured housing procedural and enforcement regulations and State of Washington regulations except as allowed to be modified by local jurisdiction.

b. Manufactured homes shall be installed in compliance also with the manufacturer's installation instructions. The manufacturer shall send two copies of its approved installation instructions to the purchaser of the mobile home. The copies shall be in the home and available at the time of inspection. If the manufacturer's installation instructions do not address an aspect of the installation specific instructions provided by a professional engineer or architect licensed in Washington state are required.

c. To the extent that the installation of a manufactured home is not covered by a manufacturer's, engineer's or architect's instruction, the manufactured home installation shall comply with the installation requirements set out in WAC (Washington Administrative Code) 296-M-0610.

d. No person, firm, partnership, corporation or other entity may install a manufactured home unless they are the homeowner, a certified installer, an individual who is supervised by an on-site certified installer or a specialty trades person/contractor under RCW Chapter 18.27. A certified installer must be a registered contractor or his or her employee or an employee of a registered dealership as regulated by WAS 296-150M-0630 and/or RCW 43.63B.

e. In those areas that are: (1) recognized as floodplains by the State Department of Ecology or the Federal Emergency Management Agency; or (2) hazardous because of the probability of earthquakes, ground slides, avalanches or high winds, the building official may set more restrictive requirements as are necessary to lessen the hazards and consistent with code requirements for site built structures.

f. Manufactured Homes. A manufactured home shall be limited in use to the occupancy it was built to accommodate.

g. Accessory Buildings. Accessory buildings, structures and appurtenances shall be classified as to occupancy and construction as set forth in Chapter 17.10 of this title.

h. Property Regulations. Manufactured homes and accessory buildings shall be located on the property in accordance with all other applicable codes and ordinances of this jurisdiction. (Ord. M-2631 (part), 1986) (M-3863, Amended, 01/28/2008, Sec 22)

Section 17.25.020 Installation permits and fees.

The owner or the certified installer/dealer of a manufactured home must obtain an installation permit from the building department before he/she installs a manufactured home that will be used as a residence on a building site. A dealer shall not deliver a manufactured home to the building site until they have verified that the owner or certified installer has obtained an installation permit for the manufactured home. Installation permit procedures and permit fees are as outlined in the Uniform Administrative Code, adopted in Chapter 17.08 of this title. (Ord. M-2631 (part), 1986)
(M-3863, Amended, 01/28/2008, Sec 23)

Section 17.25.030 Inspections.

- a. The installer, under a valid installation permit, shall request an inspection after all aspects of the installation, other than installation of the foundation facia/skirting, have been completed. Separate inspections are required to be obtained for site utilities included but not limited to sewer, water, and electrical prior to concealment.
- b. Upon verification by inspection that the manufactured home has been installed in compliance with approved permit, plans and installation instructions, the building inspector shall approve the installation of a manufactured home, and allow the manufactured home to be occupied.
- c. If the installation does not comply with the approved permit, plans and installation instructions, the building inspector shall provide the installer with a list of corrections that the installer must make. The list of corrections shall be pursuant to VMC 17.08 and 22.

(Ord. M-2631 (part), 1986)
(M-3863, Amended, 01/28/2008, Sec 24)

Section 17.25.040 Requirements of local jurisdiction.

Pursuant to the adoption of this title, the city will enforce these regulations governing the installation of manufactured homes.

(Ord. M-2631 (part), 1986)
(M-3863, Amended, 01/28/2008, Sec 25)

Section 17.25.050 Enforcement.

It shall be unlawful to violate the provisions of this chapter. Enforcement of this chapter shall be governed by title 22 of the Vancouver Municipal Code. (Ord. M-2631 (part), 1986)
(M-3638, Amended, 12/01/2003, Sec 29)

Section 17.25.060 Building site preparation.

A manufactured home may not be installed at a building site unless the ground at the site has adequate compaction and load bearing ability to meet the support requirements as specified in the manufacturer's installation instructions. The installer, or if the building site is in a manufactured home park, the park owner, must ensure that the ground on which a manufactured home is to be installed has been improved as necessary to provide a proper base for the manufactured home, and that the area beneath the manufactured home has adequate drainage.

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(Ord. M-3016 § 15, 1992; Ord. M-2631 (part), 1986)
(M-3863, Amended, 01/28/2008, Sec 26)

Section 17.25.070 Foundation system footings.

Footings at the exterior perimeter shall be installed with the bottom of the footing 18 inches below grade for frost protection. Footings for the main frame longitudinal members must be 18 inches below grade only if frost heave is likely to occur.

(Ord. M-2631 (part), 1986)
(M-3863, Amended, 01/28/2008, Sec 27)

Chapter 17.032

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Sections:

17.032.010	Name.
17.032.020	Purpose.
17.032.030	Scope.
17.032.040	Unfit dwellings, buildings or structures defined.
17.032.050	Unfit premises.
17.032.060	Repair, vacation, or demolition - Standards - Measures pending abatement - Violation.

Section 17.032.010 Name.

This chapter shall be known as the “Unfit Buildings and Premises Code.”

(Ord. M-2261 § 9.01, 1981; Ord. M-2429 § 6, 1983; Ord. M-2631 (part), 1986; Ord. M-2814 § 15, 1989; Ord. M-3200 § 19, 1995) (M-4047, Amended, 03/18/2013, Sec 3 - Effective 04/18/2013; M-3378, Amended, 07/06/1998)

Section 17.032.020 Purpose.

It is the purpose of the “Unfit Buildings and Premises Code” to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the International Building Codes Ordinance, International Existing Building Codes Ordinance, Minimum Property Maintenance Code or otherwise available at law, by which dwellings, or portions thereof which are unfit for human habitation, and buildings, structures, and premises or portions thereof which are unfit for other uses due to dilapidation, disrepair, structural defects, defects increasing the hazards of fire, accidents, or other calamities, inadequate ventilation and uncleanliness, inadequate light or sanitary facilities, inadequate drainage, overcrowding, or due to other conditions which are inimical to health and welfare or which from any other cause endanger the life, limb, health, property, safety or welfare of the general public may be required to be repaired, vacated or demolished.

(Ord. M-2631 (part), 1986) (M-4047, Amended, 03/18/2013, Sec 4 - Effective 04/18/2013)

Section 17.032.030 Scope.

The provisions of the “Unfit Buildings and Premises Code” shall apply to all unfit dwellings, buildings, structures or premises, as defined in this chapter, which are now in existence or which may hereafter become unfit in this jurisdiction.

(Ord. M-2631 (part), 1986) (M-4047, Amended, 03/18/2013, Sec 5 - Effective 04/18/2013)

Section 17.032.040 Unfit dwellings, buildings or structures defined.

For the purposes of this chapter, any dwelling, building or structure which has any or all of the conditions or defects described in this section shall be deemed to be an unfit dwelling, building or structure, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public is endangered:

A. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

B. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

C. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new dwellings, buildings or structures of similar structure, purpose or location.

D. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

F. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

G. Whenever any portion of a dwelling, building or structure, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new dwellings, buildings or structures of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

H. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

I. Whenever the dwelling, building or structure, or any portion thereof, is likely to partially or completely collapse because of:

1. dilapidation, deterioration or decay;
2. faulty construction;
3. the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such dwelling, building or structure;
4. the deterioration, decay or inadequacy of its foundation; or
5. any other cause.

J. Whenever, for any reason, the dwelling, building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

K. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

L. Whenever the dwelling, building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

M. Whenever the dwelling, building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become:

1. an attractive nuisance to children; or so as to
2. enable persons to resort thereto for the purpose of committing unlawful acts, including but not limited to, trespass or unlawful burning.

N. Whenever any dwelling, building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such dwelling, building or structure provided by the Building Code, any other ordinance of the city or any laws of the state of Washington relating to the condition, location or structure of dwellings, buildings or structures.

O. Whenever any dwelling, building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the:

1. strength;
2. fire-resisting qualities or characteristics, or
3. weather-resisting qualities or characteristics

required by law in the case of a newly constructed dwelling, building or structure of like area, height and occupancy in the same location.

P. Whenever a dwelling, building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

Q. Whenever any dwelling, building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

R. Whenever any portion of a dwelling, building or structure remains on a site after the demolition or destruction of the dwelling, building or structure or whenever any dwelling, building or structure is abandoned for a period in excess of six months so as to constitute such dwelling, building or structure or portion thereof an attractive nuisance to children or a hazard to the public.

S. Whenever any dwelling, building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
(M-4047, Added, 03/18/2013, Sec 6 - Effective 04/18/2013)

Section 17.032.050 Unfit premises.

Premises which have any of the following conditions shall be deemed dangerous or unfit:

1. Premises that contain trash, garbage, junk, old wood, building materials, appliances, brush, tree limbs, or other items that may attract rats or other vermin due to a food source or rodent harborage;
2. Premises that have any number of unsecured vehicles, cars, trucks, bikes, farm equipment, construction equipment, boats, trailers, snowmobiles, jet skis or other machinery or implements that are unused and apparently inoperable that pose a hazard to the public or attractive nuisance to children;
3. Premises that are unsecured and unsafe due to conditions that pose a hazard to the public or attractive nuisance to children including but not limited to sink holes; unsecured swimming pools, exposed underground vaults, pipes or wires; trenches; unstable slopes; or hazardous materials; or
4. Premises that have dilapidated fences, sheds, carports or other such structures that pose a hazard to the public or attractive nuisance to children.

(M-4047, Added, 03/18/2013, Sec 7 - Effective 04/18/2013)

Section 17.032.060 Repair, vacation, or demolition - Standards - Measures pending abatement - Violation.

The building official may order an unfit dwelling, building, structure or premises repaired, remediated, demolished or otherwise abated as follows:

A. The determination of whether a dwelling, building, structure, or premises should be repaired, or demolished, shall be based on:

1. the degree of structural deterioration of the dwelling, building, structure, or premises, or
2. the relationship that the estimated cost of repair bears to the value of the dwelling, building, structure, or premises.

B. If the unfit dwelling, building, structure or premises can reasonably be repaired or remedied so that it will no longer exist in violation of the terms of this chapter, it shall be ordered repaired or remedied by the building official.

C. If, in the judgment of the building official, the dwelling, building, structure or premises cannot be reasonably repaired or remedied, the building official may order its demolition, provided that the building official shall withdraw the order to demolish if the building owner repairs or remediates the condition within a reasonable time. The following standards shall be followed in substance in ordering repair, remediation, vacation or demolition of buildings, structures or premises:

1. If the unfit dwelling, building, structure or premises is 40 percent or more damaged or decayed or deteriorated in value, it may be ordered demolished. "Value" as used herein shall be the valuation placed upon the building or structure for purposes of general taxation.

2. If the cost of repair or remediation would exceed the value of the dwelling, building, structure or premises, it may be ordered demolished.

3. If the dangerous or unfit building, structure or premises cannot be repaired or remedied so that it will no longer exist in violation of the terms of this chapter, it may be ordered demolished.

4. If the unfit building, structure or premises is a fire hazard, it may be ordered demolished or abated.

D. The building official may further order the owner to take effective steps to vacate, secure or take other remediation measures regarding a dwelling, building, structure or premises if deemed to be in the interest of public health and safety.

E. It shall be unlawful for any person to knowingly:

1. Occupy or allow to be occupied any unfit dwelling, building, structure or premises ordered vacated; or

2. Fail to comply with any order issued pursuant to this chapter.

(M-4047, Added, 03/18/2013, Sec 8 - Effective 04/18/2013)

Chapter 17.034

VIOLATION--PENALTY

Sections:

17.034.010 Enforcement.

Section 17.034.010 Enforcement.

It shall be unlawful to violate the provisions of Title 17. Title 22 of the Vancouver Municipal Code shall govern the enforcement procedures for all chapters in Title 17, except that title 22 shall not apply to chapter 17.039. Title 22 shall not exclude any allowed corrective actions or remedies contained in chapters of Title 17 that fall under the enforcement provisions of Title 22.

(M-4047, Amended, 03/18/2013, Sec 9 - Effective 04/18/2013; M-3638, Repealed & Replaced, 12/01/2003, Sec 30)

Chapter 17.036

FENCING DECORATIVE POOLS AND FISH PONDS

Sections:

- 17.036.040** **Enclosure--Fish pond or decorative pool.**
17.036.050 **Enforcement.**

Section 17.036.040 **Enclosure--Fish pond or decorative pool.**

Every person, firm or corporation in possession of land within the city, either as owner, purchaser under contract, lessee, tenant or licensee, on which there is a fish pond, or other decorative pool of a depth of more than twenty-four inches, shall construct and maintain an acceptable enclosure and securely close off or block any and all entrances thereto.

An acceptable enclosure shall be one of the following:

1. A fence completely surrounding the fish pond or decorative pool, constructed in conformance with the IBC as adopted.
2. A wire screen or cover of sufficient strength to hold a weight of at least seventy five pounds and installed not more than six inches below the surface of the water at all times.

(Ord. M-3016 § 19, 1992; Ord. M-2631 (part), 1986)(M-4052, Amended, 06/03/2013, Sec 15-Effective 07/01/2013; M-3958, Amended, 07/19/2010, Sec 26-Effective 8/19/2010)

Section 17.036.050 **Enforcement.**

It shall be unlawful to violate the provisions of this chapter. Enforcement of this chapter shall be governed by title 22 of the Vancouver Municipal Code.
(M-3638, Added, 12/01/2003, Sec 31)

Chapter 17.39

HISTORIC PRESERVATION

Sections:

17.39.010	Purpose.
17.39.020	Applicability.
17.39.030	Definitions.
17.39.040	Clark County Historic Preservation Commission.
17.39.050	City of Vancouver Office of Heritage Services.
17.39.060	National Register of Historic Places.
17.39.070	Clark County heritage register.
17.39.080	Review of changes to Clark County heritage register property(ies)--Design review.
17.39.090	Relationship to zoning.
17.39.100	Review and monitoring of property(ies) for special property tax valuation.
17.39.110	Clark County cultural resources inventory.
17.39.120	Violations and enforcement.

Section 17.39.010 Purpose.

The purpose of this chapter is to provide for the identification, evaluation and protection of cultural and historic resources in the City of Vancouver and to encourage the preservation, restoration and rehabilitation of these resources for future generations in order to:

- a. Safeguard the heritage of Vancouver as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the city's history;
- b. Increase recognition of Vancouver's cultural and historic resources;
- c. Foster a sense of identity based upon the city's history;
- d. Assist, encourage and provide incentives to property owners for preservation, restoration and reuse of significant buildings, districts, objects, sites and structures; and
- e. Promote and facilitate the early identification and resolution of conflicts between preservation of cultural and historic resources and alternative land uses. (Ord. 3243 § 2 (part), 1996)

Section 17.39.020 Applicability.

This chapter applies to:

1. Property(ies) within the City of Vancouver listed or eligible to be listed on any historic or cultural resource inventory for Clark County;
2. Property(ies) within the City of Vancouver listed or eligible to be listed on the National Register of Historic Places, Washington State Heritage Register, Clark County heritage register or other local register for Clark County. (Ord. 3243 § 2 (part), 1996)

Section 17.39.030 Definitions.

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The following words and terms when used in this chapter shall mean as follows, unless a different meaning clearly appears from the context:

"Board" shall refer to the Clark County Board of Commissioners, except where reference is made to the "local review board" for purposes of the special valuation tax incentive program.

"Clark County cultural resources inventory" or "inventory" means a comprehensive inventory of historic resources within the boundaries of Clark County including resources identified in the Clark County cultural resources inventory and other inventories by local jurisdictions within Clark County.

"Commission" means the "Clark County Historic Preservation Commission."

"Contributing" means a property which dates to the historic period and retains sufficient physical integrity so as to convey its historic character.

"Cultural resources" consist of historic or prehistoric or archaeological sites and standing structures, cemeteries, burial grounds and funerary objects and distributions of cultural remains and artifacts.

"Emergency repair" means work necessary to prevent destruction or dilapidation to real property or structural appurtenances thereto immediately threatened or damaged by fire, flood, earthquake or other disaster.

"Historic district" is a geographically definable area possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development.

"National Register of Historic Places" means the national listing of properties significant to our cultural history because of their documented importance to our history, architectural history, engineering or cultural heritage.

"Noncontributing" means a property which either does not date to the historic period or has not retained sufficient physical integrity so as to convey its historic character.

"Ordinary repair and maintenance" means work for which a permit issued by the City of Vancouver is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay of or damage to the real property or structure appurtenance therein and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay or damage.

"Qualified archaeologist" means a person who has had formal training and/or experience in archaeology over a period of at least three years, and has been certified in writing to be a qualified archaeologist by two professional archaeologists, as defined in RCW 27.53.030.

"Significance" shall refer to a quality of a property which helps one understand the history of the local area, state or nation by illuminating the local, statewide or nationwide impact of the events or persons associated with the property, or its architectural type or style in information potential. The local area may be as large as Clark County or southwest Washington, or as small as a neighborhood. Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation.

"Special valuation tax incentive program" or "special valuation" means the local option program makes

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available to property owners a special tax valuation for rehabilitation of historic property(ies) under which the assessed value of an eligible historic property is determined at a rate that excludes, for up to ten years, the actual cost of the rehabilitation.

"Washington Heritage Register" means the state listing of properties significant to the community, state, or nation but which do not meet the criteria of the National Register of Historic Places. (Ord. 3243 § 2 (part), 1996)

Section 17.39.040 Clark County Historic Preservation Commission.

a. Authority. The Clark County Historic Preservation Commission shall serve as the review authority on matters of historic preservation as outlined in subsection (c) of this section for properties within the City of Vancouver.

b. Composition of the Commission. Appointments to the commission shall be made by the Clark County Board of Commissioners. All members shall be selected based on the professional or demonstrated expertise criteria (Clark County Code Section 18.328.040(B)), rather than by geographic distribution.

c. Powers and Duties. The major responsibilities of the commission are to identify and actively encourage the conservation of the county's historic and cultural resources by initiating and maintaining a register of historic places and reviewing proposed changes to register property(ies); to raise community awareness of the county's historic and cultural resources; and to serve as the county's primary resource in matters of historic preservation. In carrying out these responsibilities, the commission shall engage in the following activities:

1. Maintain a comprehensive inventory of historic and cultural resources within the boundaries of the City of Vancouver to be included in the Clark County cultural resource inventory; publicize and periodically update inventory results;

2. Maintain the Clark County heritage register. This official register shall be comprised of buildings, structures, sites, objects and districts identified by the commission as having historic significance worthy of recognition by the county and encouragement of efforts by owners to maintain, rehabilitate and preserve properties;

3. Review nominations to the Clark County heritage register and National Register of Historic Places according to criteria in Sections 17.39.060 and 17.39.070 of this chapter. Make designations to the Clark County heritage register;

4. Review proposals as required in Sections 17.39.070(b) and (c) for historic districts on the Clark County heritage or National Registers;

5. Submit nominations to the Washington State Heritage Register and National Register of Historic Places;

6. Provide for comment by the commission on all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic or cultural resources or adjacent property(ies) upon staff request;

7. Provide information, comment and support to the public and agencies on matters related to historic preservation.

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8. Encourage recognition of noteworthy efforts in the rehabilitation or maintenance of historic buildings, structures, sites and districts, and new construction in historic areas;

9. Serve as the local review board for special valuation pursuant to RCW 84.26.

d. Rules and Officers.

1. The commission shall establish and adopt its rules and procedures not inconsistent with this chapter.

2. The commission shall select from among its membership a chairperson and vice-chair to conduct the commission's business.

e. Commission Staff. Staff for the commission shall be provided by the Clark County Department of Community Development with additional assistance and information to be provided by other county or City of Vancouver departments as may be necessary to aid the commission in carrying out its duties and responsibilities under this chapter.

f. Interlocal Agreement Required. An interlocal agreement shall be established between the City of Vancouver and Clark County implementing the provisions of this chapter. (Ord. 3243 § 2 (part), 1996)

Section 17.39.050 City of Vancouver Office of Heritage Services.

a. City of Vancouver office of heritage services staff having knowledge of the local resources, and the designation and review processes will assist county staff in preparing staff reports and recommendations, and will attend commission work sessions and public hearings concerning properties within the Vancouver urban area. Other city staff with specialized knowledge shall provide additional assistance as necessary.

b. Office of heritage services staff shall solicit comments and advice from Department of Community and Economic Development' staff and other appropriate city staff on proposals concerning property(ies) within the Vancouver urban area to ensure that the city has adequate opportunity to provide input to the commission.

c. Appeals of decisions rendered by the Clark County Historic Preservation Commission pertaining to property(ies) within the City of Vancouver shall be heard by the Vancouver City Council.

d. The City of Vancouver's Office of Heritage Services shall provide heritage education services for both the City of Vancouver and Clark County as follows:

1. Quarterly workshops or seminars on the local, state and national historic registers; Washington State Special Valuation for Historic Properties; Investment Tax Credits for Historic Properties; and/or sensitive rehabilitation treatments;

2. Quarterly workshops or seminars may be targeted toward different audiences, such as homeowners, neighborhoods, the business community, professionals, or building trades;

3. Fees will be based on actual costs, and will be the same for city and county residents;

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4. An annual training session for the Clark County Historic Preservation Commission on a topic selected by the commission. (Ord. 3243 § 2 (part), 1996)

Section 17.39.060 National Register of Historic Places.

a. Nominations to the National Register of Historic Places shall be reviewed as established in the Code of Federal Regulations (36 CFR 60).

b. The commission shall hold a duly advertised public hearing at a regularly scheduled meeting at which the applicable criteria are reviewed and a recommendation forwarded to the State Office of Archaeology and Historic Preservation (OAHP) within sixty days of the date of application. The OAHP shall complete the designation process and notify the applicant of the designation decision. (Ord. 3243 § 2 (part), 1996)

Section 17.39.070 Clark County heritage register.

a. Criteria for Determining Eligibility for Designation in the Register. Any building, structure, site, object or district may be designated for inclusion in the Clark County heritage register if it:

1. Has integrity of location, design, setting, materials, workmanship, feeling and association; and
2. Is at least fifty years old, or is of lesser age and has exceptional importance; and
3. Is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; and
4. Meets at least one of the following criteria:
 - A. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
 - B. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - C. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to their field; or
 - D. Exemplifies or reflects special elements of the county's history; or
 - E. Is associated with the lives of persons significant in national, state or local history; or
 - F. Has yielded or may be likely to yield important archaeological information related to history or prehistory; or
 - G. Is a historic building or cultural resource removed from its original location but which is significant for architectural value, or association with a historic person or event, or prehistory; or
 - H. Is a birthplace or grave of a prehistoric or historical figure of outstanding importance and is the only surviving structure or site associated with that person; or

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I. Is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns; or

J. Is a reconstructed building that has been executed in an historically accurate manner on the original site; or

K. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

b. Nominating, Designating and Listing Property(ies) or Districts to the Clark County Heritage Register.

1. Any person may nominate a building, structure, site, object, or district for inclusion in the Clark County heritage register. The owner must consent to placement of the nominated resource prior to consideration for designation by the commission. In its designation decision, the commission shall consider the Clark County cultural resources inventory and the Vancouver urban area comprehensive plan.

2. The commission shall consider the merits of the nomination, according to the criteria in subsection (a) of this section and according to the nomination review standards established in its rules and procedures, at a public hearing. Adequate notice will be given to the public, the owner(s) and the author(s) of the nomination, if different, and lessees, if any, of the subject property prior to the public meeting according to standards for public meetings established in rules and in compliance with RCW 42.30, Open Public Meetings Act. Such notice shall include publication in a newspaper of general circulation in Clark County and posting of the property per Clark County Code Section 18.600.080. If the commission finds that the nominated property is eligible for the Clark County heritage register, the commission shall list the property in the register with owner's consent.

3. In the case of individual property(ies), the designation shall include all exterior features, interior features and outbuildings which directly contribute to the significance of the historic or architectural character.

4. In the case of districts, the designation shall include description of the boundaries of the district; the characteristics of the district which justify its designation; and a list of all property(ies) including features, structures, sites and objects which contribute to the designation of the district.

5. The public, property owner(s) and the author(s) of the nomination, if different, and lessees, if any, shall be notified of the listing by mailed notice.

c. Designating Historic Districts.

1. Historic districts may be identified and nominations made in conformance with the criteria in this chapter. A simple majority of property owners within the proposed historic district must consent, in writing, to nomination of properties prior to designation. Design guidelines shall be adopted as an integral part of each historic district designation.

2. Commission staff together with City of Vancouver Department of Community and Economic Development and Office of Heritage Services staff as well as a representative from the Project Review Committee (when the proposal is within its jurisdiction) shall:

A. Review the proposal for land use impacts, consistency with the comprehensive plan,

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neighborhood action plan, and other related plans and codes. The designation of a historic district should not have the effect of significantly hampering redevelopment in commercial areas. Staff shall submit its analysis of these issues to the commission;

B. Draft design guidelines for the proposed historic district and submit them to the commission.

3. The commission shall hold a duly advertised public hearing to review the proposal. It shall make findings concerning the proposed district's historic significance; the appropriate boundaries of such a district; land use impacts, consistency and compatibility issues; and appropriate design guidelines. Contributing structures and features as well as noncontributing structures shall be identified. The commission shall issue a final determination designating the historic district or denying the proposal following the public hearing.

4. Designated historic districts shall be recorded on the official zoning maps of the city and the county.

5. A decision of the commission designating a building, structure, site, object or district or denying such a proposal may be appealed to the city council.

d. Removal of Property(ies) or Historic Districts from the Clark County Heritage Register.

1. A property owner may request a review of a property for possible removal from the Clark County heritage register. A written request may be submitted to the commission and considered at a public meeting. However, there is no automatic right to have a property removed from the register.

2. In the event that any property or historic district no longer meets the criteria for designation to the Clark County heritage register, the commission may initiate removal from such designation by the same procedure as provided for in establishing the designation, except that a property or historic district may be removed from the Clark County heritage register without owner consent. The decision to remove a property or district from the Clark County heritage register may be appealed to the city council.

e. Effects of Designation and Listing on the Register.

1. Designation and listing on the Clark County heritage register is an honorary designation denoting significant association with the historic, architectural, archaeological, engineering or cultural heritage of the community. Property(ies) is (are) listed individually or as contributing property(ies) to a historic district.

2. Prior to the commencement of any work associated with the significant features as defined in the designation of the register property or historic district, excluding ordinary repair, maintenance and emergency measures defined in Section 17.39.080, the owner must request and receive a certificate of appropriateness from the commission for the proposed work.

3. Prior to whole or partial demolition of a register property or historic district, the owner must request and receive a waiver of a certificate of appropriateness.

4. After demolition of a structure the commission may initiate removal of the property from the Clark County heritage register.

5. While the City of Vancouver and Clark County are certified as certified local governments (CLGs),

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all properties and historic districts designated on the Clark County heritage register and the National Register of Historic Places may be eligible for a special tax valuation on their rehabilitation pursuant to VMC Section 17.39.100.

f. Recording Designations and Listings. All properties which are designated and listed on the Clark County heritage register shall have a copy of the listing recorded with the county auditor's office. A copy of the designation and listing letter for recording shall be forwarded to the auditor's office by commission staff. (Ord. 3243 § 2 (part), 1996)

Section 17.39.080 Review of changes to Clark County heritage register property(ies)--Design review.

a. Review Required. No person shall construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, demolish or make any material change affecting significant historic features as listed in the designation application to any existing property on the Clark County heritage register or within a historic district on the Clark County heritage register, whether the property is contributing or noncontributing, without review by the commission and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver of certificate of appropriateness, as a result of the review.

1. For individual or contributing properties, the review shall apply to all features of the property, interior and exterior that contributes to its designation and is listed on the designation.

2. For noncontributing properties, the review shall apply to exterior changes. The purpose of the review in this case is to ensure that the proposed changes do not further detract from the property's compatibility with the historic district, and to encourage changes which would enhance its compatibility with the historic district.

3. For new construction or redevelopment, the review shall apply to the exterior of the structure(s). The purpose of the review is to ensure that the exterior design of the proposed structure enhances the historic district through conformance with the adopted design guidelines.

This requirement shall apply whether or not the proposed alteration also requires a building or other permit, except as noted under subsection (b) of this section. Information required by the commission to review the proposed changes is established in its rules and procedures. A pre-application conference is recommended but must be requested by the applicant.

b. Exemptions. The following activities do not require a certificate of appropriateness or review by the commission:

1. Ordinary repair and maintenance activities, including painting and emergency measures as defined in Section 17.39.030, which do not affect significant historic features.

2. Ordinary repairs and maintenance which do not alter the appearance of a significant feature and do not utilize substitute materials do not require a certificate of appropriateness.

3. If there are no interior features of significance, repairs to or replacement of utility systems do not require a certificate of appropriateness if such work does not alter a significant feature.

c. Review Process.

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1. Requests for Review and Issuance of a certificate of appropriateness or waiver. The building or zoning official shall report any application for a permit to work on a designated Clark County heritage register property or in a Clark County heritage historic district to the commission. If the activity is not exempt from review, the commission or staff shall notify the applicant of the review requirements. The building or zoning official shall not issue any such permit until a certificate of appropriateness or a waiver is received from the commission but shall work with the commission in considering building and fire code requirements.

2. There shall be two types of reviews for issuance of a certificate of appropriateness:

A. An administrative review by commission staff for repairs and replacements-in-kind as listed below, but not limited to the following:

1. Repairs (other than ordinary repair and maintenance) using the same materials and design as the original;
2. Re-roofing using the same type and color of material;
3. Replacement of sidewalks and driveways using the same type and color of materials;
4. Replacement of foundations or major portions thereof, using the same type and color of materials;
5. Replacement of utility systems if contributing interior features of significance are present;
6. Structural or seismic upgrades which do not alter or affect significant features.

B. A public hearing review by the commission for alterations in appearance, replacement of historic materials, new construction or additions, or demolition or removal of a Clark County heritage register building or cultural resource. Demolition of structures or facilities with recognized historical significance is also subject to the State Environmental Policy Act.

3. When a certificate of appropriateness is required, the following procedures shall govern according to the type of review required.

A. Applications requiring administrative review for certificates of appropriateness shall be reviewed by the commission staff.

B. Applications for the certificate shall be submitted to the commission staff on forms provided by the commission and must include a clear photograph or photographs of the building, object, site or structure, a brief description of the intended work, and samples of replacement material for comparison with the existing or the original building or structure.

C. Decision of the commission staff on the application shall be made within fifteen days from the date on which the commission staff receives a technically complete application.

D. The commission staff may, on his or her own motion, refer the application to the commission for a decision in accordance with the procedures set forth for a public hearing review. The time for a decision of the commission on the application shall run from the date that the application is referred to the

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commission by the staff.

E. Appeals from the decision of the commission staff regarding the issuance of a certificate of appropriateness under administrative review may be appealed to the commission (not the hearing examiner).

4. Public Hearing Review. Alterations in Appearance, Replacement of Historic Material (Other Than In-Kind), New Construction or Additions. Alteration in the appearance of a significant contributing feature, the replacement of historic material (other than in-kind) in a significant feature, additions to a Clark County heritage register (CCHR) or new construction on a CCHR property or in a historic district, or any excavation on an archaeological site requires a public hearing review for a certificate of appropriateness. The owner or his/her agent (architect, contractor, lessee, etc.) shall apply to the commission for a review of proposed changes on a Clark County heritage register property or within a Clark County heritage register historic district and request a certificate of appropriateness or, in the case of demolition, a waiver. Each application for review of proposed changes shall be accompanied by information as required by the commission in its rules and procedures for the review of the proposed project. The commission staff shall meet with the applicant and review the proposed work according to the design review criteria established in rules. Notice of the design review shall be published in a newspaper of general circulation with the agenda for a public hearing and the property posted. The commission shall complete its review and make its recommendations decision within the time lines established in Clark County Code Section 17.600.080, unless an extension of time is necessary. The commission's decision shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision. If the owner agrees to the commission's decision, a certificate of appropriateness shall be awarded by the commission according to standards established in its rules and procedures. The commission's recommendations and decision, and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official. If a certificate of appropriateness is awarded, the building or zoning official may then issue the permit.

5. Demolition. A waiver of certificate of appropriateness is required before a permit may be issued to allow whole or partial demolition of a designated Clark County heritage register property or in a Clark County heritage register historic district. Demolition is subject to review under the State Environmental Policy Act.

A. The owner or his/her agent shall attend a pre-application conference with staff to review demolition or alternative plans.

B. After the pre-application conference, the owner or agent may apply to the commission for review of the proposed demolition and request a waiver of certificate of appropriateness through a public hearing. With the application, the applicant shall provide a bona fide list of alternatives to demolition (which includes, but is not limited to, economic analysis; offers to lease, sell or dedicate site to a private, public or nonprofit entity, and outcome of the offer; relocation of building, etc.)

C. Such review shall last no longer than forty-five days from the date of application, unless the commission finds that an extension of time is necessary. In no case shall the commission extend the review period beyond an additional forty-five days.

D. If no alternative to demolition is agreed upon, the commission shall issue a waiver of certificate of appropriateness. The commission may attach to the waiver, pursuant to the public hearing, conditions mitigating the loss of the Clark County heritage register property. Mitigation measures may include, but are not limited to, an identification plaque, use of an architectural element in new construction, moving the building, and/or buffering of the historic or cultural resource. The waiver and

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any attached mitigation conditions shall be transmitted to the official in charge of issuing demolition permits. Any attached mitigation conditions shall become conditions of approval should a demolition permit be granted.

E. After demolition of a property, the commission may initiate its removal from the Clark County heritage register.

6. Appeal of Approval or Denial of a Waiver of a Certificate of Appropriateness. The commission's decision regarding a waiver of a certificate of appropriateness may be appealed to the city council. Appeal of the city council's decision regarding a waiver of a certificate of appropriateness may be appealed to superior court. (Ord. 3243 § 2 (part), 1996)

Section 17.39.090 Relationship to zoning.

a. Property(ies) designated to the Clark County heritage register shall be subject to the provisions set forth herein, as well as the bulk, use, setback and other controls of the zoning district in which they are located. Nothing contained herein shall be construed to be repealing, modifying or waiving any zoning provisions.

1. Property(ies) on any historic register or the Clark County cultural resources inventory shall be so noted in the city's manual or electronic permit tracking system or other database to alert staff and public as to the presence of a historic site, structure, object or building. Archaeological sites are exempt from this requirement.

2. An official county map shall indicate an "HR-V" for "Historic or Heritage Register -- Vancouver" for any property listed on the national, state or local registers, with the exception of specific archaeological sites.

3. Property(ies) within the City of Vancouver listed on the Clark County cultural resource inventory shall be indicated on an official map with an "HI-V" for "Historic Inventory -- Vancouver" with the exception of specific archaeological sites.

4. Historic district boundaries approved by the commission shall be indicated on the city's official zoning maps.

5. Any application for development of building permit review on a property designated HR-V or HI-V shall be routed to commission and city staff for review or action pursuant to this chapter and the commission's rules and procedures prior to permit approval.

b. The Clark County planning division with assistance from city staff is responsible for review of impacts to potential or existing historic resources. All applications for approval, permits, environmental assessments or impact statements, and other similar documents pertaining to property(ies) on the Clark County cultural resource inventory or adjacent property(ies) shall be reviewed by appropriate staff or a qualified consultant. Comments shall be forwarded to the responsible staff for the application under consideration. If a property or historic district is on the National Register of Historic Places or the Clark County heritage register, the commission staff shall contact the property owner(s) or agent(s) in writing and advise them of the register status and applicable requirements. (Ord. 3243 § 2 (part), 1996)

Section 17.39.100 Review and monitoring of property(ies) for special property tax valuation.

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This section implements the local option special valuation tax incentive program as established in RCW 84.26.

a. Time Lines.

1. Applications must be filed by the first day of October with the county assessor's office and shall be forwarded to the commission by the assessor within ten days of filing.

2. For applications filed at least thirty days prior to the next regularly scheduled meeting of the commission, the case may be put on the agenda for that meeting. If there are not thirty days, the case will be scheduled for the next regularly scheduled meeting of the commission.

3. Applications shall be reviewed by the commission before December 31st of the calendar year in which the application is made.

4. Commission decisions regarding the applications shall be certified in writing and filed with the assessor within ten days of the decision.

b. Procedure.

1. The applicant files an application for special valuation with the county assessor's office no later than October 1st preceding the tax assessment year for which they wish to apply. A fee is required as established in Clark County Code Chapter 17.60 and is payable to the Clark County Department of Community Development.

2. The assessor forwards the application(s) to the commission within ten days of receipt of the completed application.

3. The commission reviews the application(s), consistent with its rules and procedures, and determines if the application(s) are complete and if the property(ies) meet the criteria set forth in WAC 254-17-070(1) and listed in subsection (c)(3) of this section.

A. If the commission finds the property(ies) meet all the criteria, then it shall approve the application(s).

B. If the commission determines the property(ies) do not meet all the criteria, then it shall deny the application(s).

4. The commission certifies its decisions in writing and states the facts upon which the approvals or denials are based and files copies of the certifications with the assessor.

5. For approved applications:

A. The commission staff forwards copies of the agreements, applications and supporting documentation (as required by WAC 254-17-090(4) and identified in subsection (c) of this section) to the assessor;

B. The commission staff forwards the signed agreement and application documents to the county auditor for recording. The applicant shall be assessed fees for recording as provided for in Clark County Code Chapter 17.60 and other applicable county codes;

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C. Notifies the Washington State Advisory Council that the property(ies) have been approved for special valuation; and

D. Monitors the property(ies) for continued compliance with the agreements throughout the ten-year special valuation period. Monitoring may include an annual site visit by staff or commission members.

6. The commission determines in a manner consistent with its rules of procedure, whether or not property(ies) are disqualified from special valuation either because of:

A. The owner's failure to comply with the terms of the agreement; or

B. A loss of historic value resulting from physical changes to the building or site.

7. For disqualified property(ies) pursuant to RCW 84.26.080, the commission shall notify the owner, assessor, and Washington State Advisory Council in writing and state the facts supporting its findings.

c. Criteria.

1. Historic Property Criteria. The class of property eligible to apply for special valuation in Clark County shall mean all property(ies) listed on the National Register of Historic Places, Clark County heritage register or property(ies) certified as contributing to local and/or National Register Historic Districts which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW.

2. Application Criteria. Complete applications shall consist of the following documentation:

A. A legal description of the historic property;

B. A copy of the nomination form to the National Register of Historic Places or Clark County heritage register for the subject property(ies);

C. Comprehensive exterior and interior photographs of the historic property before and after rehabilitation. Photographs should be four inches by six inches or five inches by seven inches minimum format either black and white or color, with negatives and must be clearly labeled to identify case, location, subjects and the direction the photograph was taken:

1. Photos taken prior to construction,

2. Historic photos or other source materials of replicated features,

3. If in a historic district, a current streetscape;

D. Architectural plans or other legible drawings depicting the completed rehabilitation work signed by the architect or draftsman; and

E. Notarized affidavit(s):

1. Attesting to the actual itemized cost of the rehabilitation work completed prior to the date of application, and

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2. Indicating rehabilitation work was completed within the twenty-four-month period of time prior to application for special valuation. Documentation of both must be made available to the commission;

F. Samples of utilized materials may be required by the commission;

G. Other information as required by staff or the commission at a pre-application meeting.

3. Property Review Criteria. In its review the commission shall determine if the property(ies) meets all the following criteria:

A. The property is historic property which is designated to the local and/or national registers;

B. The property has been rehabilitated at a cost which meets the definition set forth in RCW 84.26.017(2) within twenty-four months prior to the date of application; and

C. The property has not been altered in any way which adversely affects those elements which qualify it as historically significant as determined by applying the Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties (WAC 254-17-100(1) and listed in subsection (c)(4) of this section).

4. Rehabilitation and Maintenance Criteria. The Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties in WAC 254-17-100 shall be used by the commission as minimum requirements for determining whether or not the historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified.

d. Agreement. The historic preservation special valuation agreement in WAC 254-17-117 shall be used by the commission as the minimum agreement necessary to comply with the requirements of RCW 84.26.050(2).

e. Appeals. Any decision of the commission acting on any application for classification as historic property, eligible for special valuation, may be appealed to superior court under RCW 34.04.130 in addition to any other remedy of law. Any decision on the disqualification of historic property eligible for special valuation, or any other dispute, may be appealed to the county Board of Equalization. (Ord. 3243 § 2 (part), 1996)

Section 17.39.110 Clark County cultural resources inventory.

a. Purpose of the Inventory. The Clark County cultural resources inventory is a tool for planning and research, and includes those resources believed to have cultural or historic significance for Clark County, the region or the nation, regardless of current ownership.

b. Effect of Listing on the Inventory. Listing on the Clark County cultural resources inventory does not result in any regulatory requirements pursuant to this chapter.

c. Application for Listing on the Inventory.

1. A property owner may make application for listing on the inventory by completing an inventory form available from the Clark County Department of Community Development and submitting it to the commission staff, if the building, structure, site, object, or district is at least fifty years old, or is of lesser

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age and has exceptional architectural, historical or cultural importance.

2. The City of Vancouver or Clark County may conduct a historic and cultural resource inventory and make application for listing on the inventory.

d. Listing on the Inventory.

1. New listings of buildings, structures, sites, objects, or districts to the inventory is subject to review by the Department of Community Development together with staff from the City of Vancouver Department of Community and Economic Development and Office of Heritage Services. Consideration of listing shall based upon development of a comprehensive inventory methodology which determines a rank order.

Property(ies) which are demolished shall be maintained in the inventory records for historical research purposes. (Ord. 3243 § 2 (part), 1996)

Section 17.39.120 Violations and enforcement.

Violations of this chapter shall be grounds for the commission to review the property for removal from the register and are subject to enforcement under Title 20 of the Vancouver Municipal Code. The property owner may also be subject to special valuation disqualifications as stated in WAC 458-15-070 and all applicable laws. (Ord. 3243 § 2 (part), 1996)