

Title 15

BUILDINGS AND CONSTRUCTION¹

Chapters:

- 15.05 *Repealed*
- 15.10 **Building Code**
- 15.15 *Repealed*
- 15.20 **Fire Code**
- 15.25 *Repealed*
- 15.30 *Repealed*
- 15.35 *Repealed*
- 15.40 *Repealed*
- 15.45 **Site Development**
- 15.50 **Construction Site Noise**

1. For provisions on the permit application process, see Chapter 11.10 HPMC.

Chapter 15.05

**BUILDING OFFICIAL –
BUILDING PERMITS**

(Repealed by Ord. 295)

Chapter 15.10

BUILDING CODE

Sections:

- 15.10.010 Adopted.
- 15.10.020 Additional provisions adopted.
- 15.10.030 Section 105.2 – Work exempt from permit.
- 15.10.040 Section 105.5 – Expiration.
- 15.10.050 Work without a permit.
- 15.10.060 Other inspections.
- 15.10.070 Temporary certificate of occupancy.
- 15.10.080 Certificate of occupancy.
- 15.10.090 Benefits of enforcement.
- 15.10.100 Responsibility for compliance.
- 15.10.110 Violation – Penalty.

15.10.010 Adopted.¹

All construction activity and construction materials in the city shall be governed by the State Building Code as adopted in Chapter 96, Laws of 1974, as updated by the State Building Code Council to include the 2009 Editions of the following codes with amendments: International Building Code; ICC/ANSI A117.1-03, Accessible and Usable Buildings and Facilities; International Residential Code; International Mechanical Code; Liquefied Petroleum Gas Code (NFPA 58); National Fuel Gas Code (NFPA 54) for LP Gas; International Fuel Gas Code, International Fire Code; Uniform Plumbing Code; Washington State Energy Code; International Existing Buildings Code; National Electrical Code (NFPA 70). All codes referenced in this state legislation are hereby adopted by reference and included as if set forth in their entirety. This adoption shall include all other related codes, standards, and amendments to the referenced codes adopted by the State Building Code Council. [Ord. 481 § 1(Att. A), 2010]

1. Code reviser’s note: One copy of each of the codes, standards and WAC chapters adopted by reference in this section have been filed with the town clerk.

15.10.020

15.10.020 Additional provisions adopted.

All references to the adoption of the International Building Code, the International Residential Code and International Fire Code shall be deemed to have included, and shall include the future, the following appendices as currently in effect and as may hereafter be amended:

(1) International Building Code Appendix E – Supplementary Accessibility Requirements; the 2009 International Existing Building Code; and Appendix J. All administrative and enforcement provisions of the International Building Code shall apply to these appendices and codes in the same way that they apply to other elements of the code. Also adopted by reference are all future amendments and revisions to this appendix and codes.

(2) International Residential Code Appendix C – Exit Terminals of Mechanical Draft and Direct Vent Systems; Appendix F – Radon Control Methods; Appendix G – Swimming Pools, Spas and Hot Tubs; Appendix H – Patio Covers; Appendix R – Dwelling Unit Fire Sprinkler Systems of WAC 51-51-60105. All administrative and enforcement provisions of the International Residential Code shall apply to these appendices in the same way that they apply to other elements of the code. Also adopted by reference are all future amendments and revisions to these appendices.

(3) International Fire Code Appendix B – Fire Flow Requirements for Buildings; Appendix C – Fire Hydrant Locations and Distribution. All administrative and enforcement provisions of the International Fire Code shall apply to these appendices in the same way that they apply to other elements of the code. Also adopted by reference are all future amendments and revisions to Appendices A and B. [Ord. 481 § 1(Att. A), 2010]

15.10.030 Section 105.2 – Work exempt from permit.

Section 105.2 of the International Building Code is amended to read as follows:

Section 105.2

(a) Permits Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code or to cause any such work to be done shall first make application to the building official and obtain the required permit.

(b) Exempted Work by Type: A building permit shall not be required for the following:

1. Landscaping and other associated site work that does not incorporate a structure as part of the work.
2. Paving and surfacing of prepared earth surfaces.
3. Planters, rockeries or walls less than thirty (30) inches in height above original or finished grades which do not support a surcharge or any lateral loads of superimposed earth or other structures, or Class I, II or IIIA liquids.
4. Ornamental or decorative ponds or pools of water not over twenty-four inches in depth.
5. Temporary, prefabricated or mobile structures to be used on the site during construction and removed upon completion of construction.
6. Interior and exterior building trim, painting, papering, tiling, cabinets, counter tops, carpeting, finished flooring and other similar finish work for which inspection to verify code compliance is not required.
7. Window awnings when not projecting more than fifty-four (54) inches

from the wall of the building and fully behind the setback lines of the property.

8. Movable cabinets, cases and counters less than five feet nine inches (5'9") high and supporting only the weight of the cabinet and contents.

9. Interior non-structural partitions less than five feet nine inches (5'9") in height.

10. Glass and glazing replacement not involving replacement of window sash frames or supporting members when the glass or glazing is replaced with materials equal to or superior to the original in strength and thermal properties and installation otherwise complies with all the requirements of the State Building Code. All glass or glazing locations for which safety glass or glazing is required shall be replaced only with glass or glazing approved under the Building Code.

(c) Exempted Work by Value: A building permit shall not be required for any work less than Two Thousand Five Hundred Dollars (\$2,500.00) in total value in any one year, provided that such work:

1. Conforms to all zoning and other regulations of the Town.
2. Conforms to all requirements of the State Building Code.
3. Does not permanently demolish or remove a dwelling unit from use.
4. Does not affect or modify thermal envelope of a heated structure.
5. Does not involve the construction of a structure for which inspection or compliance is required.

6. Does not modify or change the structural elements of an existing building or structure.

(d) Limitation on Exemptions: Exemption from the permit requirements of this code shall not be deemed to grant exemption from separate permit requirements of this or any other code, law or ordinance currently in effect, nor grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction or any other duly authorized agency having jurisdiction.

[Ord. 481 § 1(Att. A), 2010]

15.10.040 Section 105.5 – Expiration.

Section 105.5 of the International Building Code is amended to add the following:

All work authorized by permit shall be completed and final inspections made and the completed work under the permit approved within five hundred forty (540) calendar days from the date of permit issue and all permits shall finally expire by limitation five hundred forty (540) days from the date of issuance. During this five hundred forty (540) day period, the permittee shall completely finish the exterior of the structure according to the plans and specifications.

Extensions granted by the Building Official of the time to commence or to recommence work under a permit shall automatically extend the time of final expiration by the amount of time of the extension granted, and the number of days granted shall be added to the end of the prior for which the permit is valid. Any permittee holding an unexpired permit may apply for an extension of the time of final expiration for good and satisfactory reasons. If the Building Official finds these reasons acceptable, the final expiration date of the permit may be extended for a maximum of

15.10.050

one hundred eighty (180) days provided:

1. No unapproved changes to the original approved plans have been or will be made; and
2. An additional inspection fee equal to twenty percent (20%) of the original plan review fee and an additional administrative extension fee of fifty dollars (\$50.00) is paid.

No permit shall be extended for any reason more than once.

In order to renew action on a permit after final expiration, the permittee shall obtain a new permit and pay a permit fee in the full amount of the original fee. However, if the exterior of the structure was not completely finished according to the plans and specifications (as required above), the permit fee charged by the Town shall be twice the original fee, and the fee shall be doubled each year thereafter for each subsequent renewal of unexpired permits for structures with unfinished exteriors. The Building Official may waive all or part of the plan fee for renewal of an unexpired permit, provided:

1. No changes have been or will be made in the previously approved plans.
2. Revisions to the approved plans of the original permit have been submitted and approved as required.
3. All required inspections have been made to completed work.

Renewed permits shall be subject to all conditions of the original permit and any conditions imposed on the new permit at the time of renewal including state and local code amendments. The period of permit validity shall begin at

the time of permit issuance and extensions and renewals shall follow the same procedures applicable to a new permit.

[Ord. 481 § 1(Att. A), 2010]

15.10.050 Work without a permit.

Section 109.4 of the International Building Code and Section R108.6 of the International Residential Code are hereby amended as follows:

Any person who commences work requiring a permit on a building, site, structure, electrical, gas or plumbing system before obtaining the necessary permits shall be subject to an investigation and administration fee equal to the amount of the permit fee.

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by the town code. The minimum investigation fee shall be the same as the minimum fee set forth in the town code. The payment of the investigation fee shall not exempt any person from compliance with all provisions of this code not from any penalty prescribed by law.

In addition to the investigation and administration fee, all associated town staff and town consultant charges shall be collected.

[Ord. 481 § 1(Att. A), 2010]

15.10.060 Other inspections.

Section 110.3.8 of the International Building Code and Section R109.1.5 of the International Residential Code are hereby amended as follows:

In addition to inspections as required by this code not excluding regular inspections by the building official, special inspections and structural obser-

ventions; 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 that are enforced by the Town of Hunts Point.

In addition to regular code specified town inspections, special inspections and structural observations; structural systems, mechanical systems, plumbing systems, and energy systems may be required to have visual observation and testing to confirm compliance with approved construction documents. These inspection requirements apply to all projects with 4,000 square feet or greater of additional floor area, or as the building official may find required. When required, visual observations and testing are to be performed or overseen by a registered design professional approved by the building official. All costs for inspections are the responsibility of the permit holder.

[Ord. 481 § 1(Att. A), 2010]

15.10.070 Temporary certificate of occupancy.

Section 111.3 of the International Building Code and Section R110.4 of the International Residential Code are hereby amended as follows:

The building official is authorized, but is not required to issue a temporary certificate of occupancy before completion of the entire work covered by the permits issued, provided that such portion or portions shall be occupied safely. A temporary certificate of occupancy may only be issued in association with a valid building permit. A cash financial guarantee shall be required in the amount of one-half (1/2) of the permit fee, or \$10,000 whichever amount is the lesser. A temporary certificate of occupancy is valid for a period not to exceed ninety (90) days from the date

of issuance. Administration fees for costs incurred by the city to process the temporary certificate of occupancy will be assessed.

[Ord. 481 § 1(Att. A), 2010]

15.10.080 Certificate of occupancy.

Sections 111.1 of the International Building Code and R110.1 of the International Residential Code are hereby amended as follows:

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided in this code. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the Town of Hunts Point.

When a series of related permits, such as grading, drainage, tree removal, swimming pool, retaining wall, fencing, or permits for separate accessory buildings, are issued in conjunction with a building permit for the renovation, reconstruction, or new construction of a residence; the certificate of occupancy for the residence shall not be issued until all regulated work under all related permits and all work included in the scope of work identified has been completed, inspected, and approved and all fees and charges have been paid.

[Ord. 481 § 1(Att. A), 2010]

15.10.090 Benefits of enforcement.

The State Building Code, together with any modification to the State Building Code now or hereafter adopted by the town, shall be enforced for the benefit of the health, safety and welfare of the general public, and not to create or otherwise establish or designate any

15.10.100

particular class or group of persons who will or should be especially protected or benefited by its provisions. [Ord. 481 § 1(Att. A), 2010]

15.10.100 Responsibility for compliance.

Regardless of any review, approval, inspection, permit issuance or other action of the town or its agents, consultants or employees, it is the responsibility of the developers, permit applicants, owners and occupiers of land within the town limits to ensure that all work, actions or conditions comply with all town ordinances and all other applicable laws, and with the requirements of any permits or approvals granted under town ordinance or any other applicable law. No provision of or term used in this chapter or Chapter 15.20 HPMC is intended to impose any duty upon the town or any of its agents, consultants or employees. Nothing contained in this chapter or Chapter 15.20 HPMC is intended to be or shall be construed to create or form the basis for any liability on the part of the town, its agents, consultants or employees for any injury or damage resulting from a failure to comply with the provisions of town ordinances or other applicable law or by reason of or as a consequence of any permission, denial or approval authorized or issued or done in connection with the implementation or enforcement of town ordinances or other applicable law or by reason of any action or inaction on the part of the town or its agents, consultants, or employees relating in any manner to the implementation or enforcement of town ordinances or other applicable laws. [Ord. 481 § 1(Att. A), 2010]

15.10.110 Violation – Penalty.

Any person violating any of the provisions of or failing to comply with any of the mandatory requirements of this chapter or Chapter 15.20 HPMC or of any portion of the State Building Code as adopted or amended by this chapter or Chapter 15.20 HPMC is guilty of a misdemeanor punishable by a fine not exceeding \$2,000 or by imprisonment for any term exceeding six months, or by both such fine and imprisonment. Each day that a violation is continued shall be considered a separate offense. [Ord. 481 § 1(Att. A), 2010]

Chapter 15.15

MECHANICAL CODE

(Repealed by Ord. 295)

Chapter 15.20

FIRE CODE

Sections:

- 15.20.010 Section 1101.1 amended – Outdoor fires.
- 15.20.020 Section 1102.3.4 amended – Burning periods.
- 15.20.030 Definition of chief.
- 15.20.040 Appendices adopted.
- 15.20.050 Building plans to be submitted to chief for review under the International Fire Code and city of Bellevue standards for fire protection.

15.20.010 Section 1101.1 amended – Outdoor fires.

Section 1101.1 of the International Fire Code is amended to add the following:

REGULATIONS PERTAINING TO OPEN OUTDOOR FIRES:

Outdoor burning is permitted as may be allowed by the Puget Sound Clean Air Agency, Bellevue Fire Chief and the Town of Hunts Point including:

- 1. Small fires for cooking or campfire purposes when contained in a stove, pot, receptacle or other burner designed and used for such purposes.
- 2. Flares, torches, pots or burners for emergency signaling, the destruction or control of insects, incense burners, and discharge of fireworks authorized by State Law.
- 3. Fires for fire fighting training or testing when under the supervision of a public fire department.
- 4. Permitted fires under the jurisdiction of the State Department of Natural Resources regulations.

(a) Permits: For permits to kindle or maintain any open outdoor fire, see Section 1101.3. The Fire Chief or any official of the Town may revoke or suspend any permit for open burning without a hearing as provided in Section 105.7 in the event any of the following exist:

- 1. Any of the requirements of Section 105.7 have been violated.
- 2. Burning presents a fire hazard due to atmospheric or other conditions.
- 3. Burning is not in compliance with regulations of the Puget Sound Clean Air Agency.
- 4. Burning causes visible smoke or odors to pass over occupied properties.

(b) Prohibitions: Burning of garbage, rubbish, tires, plastics or waste petroleum products is prohibited. Burning of bulky waste, or natural vegetation from land clearing operations is prohibited. Burning of uncut vegetation is prohibited unless authorized by the chief.

(c) Restrictions: No material to be burned in the open shall cover any ground area of more than sixteen (16) square feet nor be piled more than four (4) feet high, unless authorized by the chief. No more than one open burning fire may be conducted at the same time on any single property. No person shall kindle or maintain any open fire where the location is less than twenty (20) feet from any structure. A clear distance of ten (10) feet shall be provided between any open fire and any combustible material.

(d) Attendance of Open Fires: All open burning shall be constantly attended by a competent person until such fire is extinguished. The person

15.20.020

shall have a garden hose connected to a water supply or other approved fire extinguishing equipment available.

(e) Fire Extinguishment Authorized: The chief or any official of the Town may order immediate extinguishment of any fire in violation of this chapter.

[Ord. 481 § 2(Att. B), 2010]

15.20.020 Section 1102.3.4 amended – Burning periods.

Section 1102.3.4 of the International Fire Code is amended to add the following:

Burning Periods shall be as allowed by the Puget Sound Clean Air Agency and the Fire Chief. All allowed fires shall not be started before the time of sunrise and must be extinguished by the time of sunset.

[Ord. 481 § 2(Att. B), 2010]

15.20.030 Definition of chief.

All references to “chief” within this chapter and within the International Fire Code shall refer to the chief of the Bellevue fire department or to such members of the Bellevue fire department to whom the chief may designate the functions or responsibilities described in this chapter or in the International Fire Code. [Ord. 481 § 2(Att. B), 2010]

15.20.040 Appendices adopted.

All references to the adoption of the State Building Code and the International Fire Code shall be deemed to have included, and shall include in the future, the following appendices of the International Fire Code as currently in effect and as may hereafter be amended:

Appendix B, Fire Flow Requirements for Buildings, and Appendix C, Fire Hydrant Locations and Distribution, are hereby adopted and incorporated into the body of the International Fire Code as though they were included therein outright. All administrative and enforcement provisions of the International Fire Code shall apply to these appendices in the same way that they apply to other elements of the code. Also adopted by refer-

ence are all future amendments and revisions to Appendices A and B. [Ord. 481 § 2(Att. B), 2010]

15.20.050 Building plans to be submitted to chief for review under the International Fire Code and city of Bellevue standards for fire protection.

(1) Prior to submittal of a building permit application to the building official for a new residence, a new accessory structure, or an improvement to an existing structure which improvement constitutes reconstruction under the ordinances of the town, the applicant shall submit plans and data to the chief for review and determination of compliance with the International Fire Code. The submittal shall contain sufficient data as the chief shall require to make such determination.

(2) When the chief has determined the proposed project meets the requirements of the International Fire Code or finds that the proposed project is acceptable under the code subject to stipulated conditions, he shall mark two sets of the plans as appropriate. The approved set shall be included in the building permit application documents at the time of submittal by the applicant to the building official and shall be incorporated into the approved set of building permit documents together with all conditions and inspection requirements noted or required by code.

(3) Costs for review and inspections by the fire department shall be charged to the project on the basis of the cost incurred by the town for such service by the fire department. [Ord. 481 § 2(Att. B), 2010]

Chapter 15.25

PLUMBING CODE

(Repealed by Ord. 295)

Chapter 15.30

ELECTRICAL CODE

(Repealed by Ord. 295)

Chapter 15.35

**PHYSICALLY HANDICAPPED
ACCESS STANDARDS**

(Repealed by Ord. 295)

Chapter 15.40

THERMAL EFFICIENCY STANDARDS

(Repealed by Ord. 295)

Chapter 15.45

SITE DEVELOPMENT

Sections:

15.45.010 Short title.

15.45.020 Purpose.

15.45.025 *Repealed.*

15.45.030 *Repealed.*

15.45.040 Related regulations and regulatory agencies.

15.45.050 Permits required.

15.45.060 Permits – Exemptions.

15.45.070 Site development permit requirements.

15.45.075 Site development permit – Additional application requirements.

15.45.080 *Repealed.*

15.45.090 *Repealed.*

15.45.100 Drainage.

15.45.110 Violation – Nuisance.

15.45.120 Violation – Penalty.

15.45.010 Short title.

This chapter shall be known and may be cited as the “site development code” of the town of Hunts Point. [Ord. 225 § 1, 1989]

15.45.020 Purpose.

(1) To safeguard life, limb, property and the general welfare of the citizens of Hunts Point by regulating excavation, fill, grading, rockeries, retaining walls, impervious and pervious surface and ground water runoff and storm water detention during construction and upon completion of construction.

(2) To prevent unwarranted accumulation of water, erosion of soil, siltation and water pollution in Lake Washington or tributary watercourses and minimize the need for storm drainage systems by regulating surface water runoff.

(3) To preserve and enhance the town’s unique physical and aesthetic character, natural topography, historically dominant vegetation features, waterfront views and environmental advantages by regulating topographic site modifications, building and site develop-

This page left intentionally blank.

ment and removal or placement of deciduous and evergreen trees and shrubs.

(4) To implement the goals and objectives of the State Environmental Policy Act and the Shoreline Management Act of the state of Washington. [Ord. 225 § 2, 1989]

15.45.025 Certificate of occupancy.

Repealed by Ord. 458. [Ord. 378 § 2, 2000]

15.45.030 UBC Appendix Chapter 70 adopted – Site development code.

Repealed by Ord. 378. [Ord. 225 § 3, 1989]

15.45.040 Related regulations and regulatory agencies.

The following named agencies have or are hereby delegated jurisdiction over work that may be required as part of site development in the town of Hunts Point. Separate permits may be required for work performed under their jurisdiction. It shall be the responsibility of the person doing work in the town to obtain all required permits and post such permits in a conspicuous location on the property, protected from the weather on the site.

(1) Rules and regulations of the United States Corps of Engineers;

(2) Rules and regulations of the state of Washington, Department of Ecology;

(3) Rules and regulations of the state of Washington, Department of Fisheries;

(4) Rules and regulations adopted pursuant to the state of Washington, Shoreline Management Control Act, as adopted and in force in the town of Hunts Point;

(5) Rules and regulations of the state of Washington, Department of Labor and Industries, regulating contractor licensing;

(6) Rules and regulations of the state of Washington, Department of Labor and Industries, regulating electrical service and installations;

(7) Rules and regulations of the city of Bellevue, department of public works and utilities, regulating sanitary side sewer installation and connections;

(8) Rules and regulations of the city of Bellevue and Water District 17, regulating water service, fire protection and water main connections;

(9) Rules and regulations of the fire department and fire marshal of the jurisdiction providing fire protection services to the town by contract;

(10) Rules and regulations of the police and public safety department providing police services to the town by contract. [Ord. 460 § 1, 2007; Ord. 225 § 4, 1989]

15.45.050 Permits required.

No person shall do any excavation, grading, site drainage, landscaping, utility or sprinkler system installation, or any other site work, unless exempted hereinafter, without first obtaining a site development permit; provided, that a site development permit shall also be required for any exempt work if in the opinion of the building official, town engineer, or town arborist, the total scope of exempted site work makes periodic review by town officials necessary or site drainage and erosion control measures are required or if the work will remove, destroy, damage, or impair the viability of any regulated vegetation; and provided further, that if a permit is required, all site work relative to the project shall be included therein whether or not exempted hereinafter. [Ord. 458 § 5, 2007; Ord. 225 § 5(A), 1989]

15.45.060 Permits – Exemptions.

A site development permit shall not be required for the following:

(1) An excavation below grade for basements and/or footings of a building, retaining wall, or other structure authorized by a valid building permit; provided, that such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property or create an erosion hazard. This shall not exempt any permanent fill made with the material from such excavation nor exempt any excavation or permanent fill having an unsupported or supported height above original or finish grade greater than the wall or fence/wall heights provided for in the town zoning code, HPMC Title 18.

15.45.070

(2) Temporary stockpiling of soils from permitted excavations; provided, however, that if in the opinion of the building official or the town engineer collapse of soils or erosion or siltation of contiguous properties, drainage systems, Lake Washington or tributary water-courses may occur, a site development permit shall be required and the applicant shall immediately apply for a site development permit and furnish a plan for interim storm water retention and erosion control as stipulated hereafter.

(3) Permanent excavations not supported by a retaining wall or rockery which are less than 50 cubic yards total volume on any one site and less than two feet in depth which do not obstruct or alter an established drainage course or create a cut slope steeper than one and one-half horizontal to one vertical.

(4) Exploratory excavations for the purpose of determining subsurface soils conditions or original grade elevations under the direction and control of soils engineers or engineering geologists; provided, grades are restored to original condition.

(5) Utility system installations authorized by valid permit from the appropriate regulatory agencies, including necessary trenching and excavations; provided, grades are restored to original condition, and, further provided, that unprotected or unfilled trenches and finished installations shall not create unstable soils conditions or potential erosion conditions.

(6) Sprinkler system installations, including necessary trenching and excavations; provided, that such installations do not create or intensify surface water or ground water runoff onto adjacent properties or public rights-of-way, or create potential leaching of pollutants into Lake Washington or tributary water-courses, or are not part of or contiguous with any other site work for which a site development permit is required.

(7) Fill of less than 50 cubic yards total volume on any one site and less than one foot in depth, placed on natural terrain with a slope flatter than five horizontal to one vertical, and that does not change or obstruct an established drainage course.

(8) Fill of less than 50 cubic yards total volume on any one site and less than three feet in depth, placed on natural terrain not subject to slippage, which does not change or obstruct an established drainage course.

(9) Removal or trimming of unregulated vegetation such as grass, ground cover, brush, bushes, shrubs and the removal or trimming of unregulated deciduous or evergreen trees.

(10) Removal of two or less regulated trees which has been authorized by a valid tree removal permit or trimming of regulated trees as permitted by Chapter 8.25 HPMC.

(11) Installation of planters, retaining walls and rockeries less than three feet in height above original grade and 30 inches above finish grades.

(12) Installation of freestanding structures or walls, retaining walls and rockeries, fences, railings and combinations thereof authorized by a valid building permit which do not otherwise require a site development permit.

(13) Installation of plantings, shrubs, bushes, trees and the like that will not in their mature untrimmed form constitute a hedge or living fence in excess of the height limits for hedges regulated by HPMC Title 18. [Ord. 225 § 5(B), 1989]

15.45.070 Site development permit requirements.

(1) Permits Required. Except as exempted in HPMC 15.45.060, no person shall begin excavation, filling or grading, install site utilities, or do any site development work that will remove, destroy, or impair the viability of regulated vegetation or trees, without first obtaining a tree removal permit and/or site development permit from the building official. If a site development permit is required, a separate permit shall be obtained for each developed site or building lot which shall include all items of site development work to be accomplished on the site, both regulated and exempt.

(2) Application. The provisions of Chapters 8.25, 12.10 and 15.05 through 15.40 HPMC, HPMC Title 18, the International Building Code and requirements of the town of Hunts Point relating to substantial development on the shorelines of the state are applicable to

work regulated under this chapter. It shall be the responsibility of the applicant for a site development permit to ascertain the requirements for and obtain all separate permits that may be necessary for the work and call for inspections that may be required under site development and separate permits.

(3) Plans and Specifications. When required by the building official, each application for a site development permit shall be accompanied by two sets of plans and specifications, and supporting data clearly defining the project. When required by the building official, the supporting data shall include soils engineering reports, engineering geology reports, site boundary and topographic surveys and the like. All supporting data shall be prepared, stamped and signed by a professional, licensed under the laws of the state of Washington, in the specific discipline as appropriate to the design and analysis submitted. When deemed necessary due to the nature or scope of work, the building official may require all designs, plans, construction details and specifications, or any part thereof, be prepared, stamped, and signed by a licensed architect, landscape architect, soils engineer, civil engineer, structural engineer, or combination thereof.

(4) Information on Plans and Specifications. Plans and details shall be drawn to scale and submitted on substantial paper or other medium and shall be of sufficient clarity and completeness to indicate the full nature and extent of the work proposed and show in detail that the work will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations of this and other legally constituted national, state, county, or other governmental agencies having jurisdiction over and regulating the proposed work. Each sheet of each set of plans shall state the name of the owner, location or address of the work, and the name, address, and phone number of the firm or person by whom they were prepared. When preparation has been done by a licensed professional, all sheets containing such drawings, information or data shall be

stamped and signed, and, if necessary, the extent of responsibility therefore qualified by the licensed professional on said sheet.

Each site development permit application shall include forms, plans, data, drawings, specifications, and reports as set forth by the building official for site development permit document requirements. Application forms and requirements shall be furnished to the applicant for use in preparing the application.

(5) Incomplete Permit Applications. All permit applications shall be complete and supply all pertinent required information. Incomplete applications shall not be submitted without having obtained approval from the building official for omitting the specific item or items stipulated to be an application requirement and required by the scope of work. Submission of unapproved, incomplete applications will result in denial or delay of approval and may result in additional plan review charges, forfeiture of plan review deposit, and the requirement of an entirely new permit application and plan review fee prior to further review or processing.

(6) Issuance. The provisions of the International Residential Code are applicable to site development operations. The building official, city engineer, or town arborist may require that certain of the permitted operations and project designs be modified if delays and/or inclement weather occur which generate problems not considered at the time of permit review and approval. The building official shall approve a site development permit application if the application conforms to all applicable laws, codes and ordinances of the town. The town clerk may issue the permit after payment has been made for all town costs incurred or estimated. Permits for any work allowed by variance shall not issue until 10 days after the date of the variance approval. Work may begin immediately upon permit issuance.

(7) Permit Effective Date. All work authorized by a site development permit shall be completed and final inspections made and the completed work under the permit approved within 540 calendar days from the date of per-

15.45.075

mit issuance and all permits shall finally expire by limitation 540 calendar days from the date of issuance.

(8) Permit Extensions. Permit extensions granted by the building official of the time to commence or to recommence work under a permit shall automatically extend the time of final expiration by the amount of time of the extension granted. Any permittee holding an extended or unexpired permit may apply for one extension of the time of final expiration for good and satisfactory reasons. If the building official finds these reasons acceptable, the final expiration date of the permit may be extended for a maximum of 180 days, provided:

(a) No unapproved changes to the original approved plans have been or will be made.

(b) An additional inspection fee set by the building official is paid.

In order to renew action on a permit after final expiration, the permittee shall obtain a new permit and pay a full new permit fee. [Ord. 458 § 6, 2007; Ord. 327 § 1, 1997; Ord. 225 § 6, 1989]

15.45.075 Site development permit – Additional application requirements.

(1) An application for a site development permit shall include all of the following components before being deemed complete for review:

(a) A survey of all significant trees, including trees growing 20 feet outside the property line on all adjacent properties;

(b) A grading plan showing all cut and fill locations in relationship to significant trees;

(c) A plan showing all significant trees to be retained and protected, and all trees to be removed (a separate tree removal permit shall be required prior to the removal of such trees);

(d) A site restoration and tree protection plan indicating tree locations, methods for protection, and graphic representation of the root protection zone for all significant trees; and

(e) A preliminary planting plan indicating the locations and species for all trees planted for mitigation purposes.

(2) Exceptions or alternatives to these requirements must be reviewed and accepted in writing by the building official.

(3) The town may require that a project arborist be retained for the duration of the project if it is determined that there is a potential for negative impacts on significant trees. [Ord. 417 § 1, 2002]

15.45.080 Permits – Board of adjustment approval.¹

Repealed by Ord. 327. [Ord. 315 § 1, 1996; Ord. 225 § 8, 1989]

15.45.090 Nonconforming conditions.

Repealed by Ord. 467. [Ord. 422 § 8, 2003; Ord. 315 § 2, 1996; Ord. 225 § 9, 1989]

15.45.100 Drainage.

(1) Surface Drainage. All drainage or runoff of storm water from impervious and pervious surfaces on site shall be controlled to prevent unwarranted accumulation of water, flooding, erosion, siltation or contamination on the site, adjacent properties, public rights-of-way, Lake Washington, tributary water-courses, or private or public storm drainage systems. All systems shall be designed to accommodate a 100-year storm.

(2) Interim and Construction Storm Water Control. If required, the site development plans and specifications shall include an engineered method of containing and controlling all storm water runoff, siltation, erosion, and discharge during construction, and such plans shall be approved by the town engineer. All systems shall be designed to accommodate a 100-year storm.

(3) Final Storm Water Control Systems. The site development plans and specifications shall include an engineered method of containing and controlling storm water runoff from pervious and impervious surfaces and ground water collection drains approved by the town engineer. All systems shall be designed to accommodate a 100-year storm and in addition:

1. Code reviser's note: See HPMC 11.10.120, relating to hearing examiner review of permit applications.

(a) Roof and Impervious Deck Drainage. All roof and impervious deck drainage shall be collected into the site drainage system and conducted by tightline to an approved point of discharge.

(b) Patio, Walk, Terrace, and Pool Deck Drains. Patio, walk, terrace, and pool deck drains, when required, shall be collected into the site drainage system and conducted by tightline to an approved point of discharge.

(c) Drives and Vehicle Parking Surface Drainage. Surface runoff from impervious surface drives and vehicle parking areas shall be controlled by a method approved by the town engineer. All runoff from impervious surfaces where vehicles may be parked shall be collected and conducted through an approved oil/water separator into the site drainage system and conducted by tightline to an approved point of discharge.

(d) Ground Water and Subsurface Drainage. All building wall footings, foundation walls, retaining walls, and rockeries shall be provided with drainage systems to ensure continual soil bearing capacity and prevent excess build-up of surcharge or ground water pressures. All subsurface drainage systems, including collector trench drains, which may concentrate surface or subsurface water runoff, tightlines, and the like, shall be collected and conducted to an approved point of discharge.

(e) Storm Water Detention Systems. If required by the town engineer, the site shall be provided with an engineered storm water detention system approved by the town engineer. [Ord. 458 § 7, 2007; Ord. 225 § 10, 1989]

ished by a fine not to exceed \$5,000, or by imprisonment not to exceed 90 days, or by both fine and imprisonment. Each day that a violation is continued, maintained, or in existence shall be considered as a separate offense. [Ord. 225 § 11, 1989]

15.45.110 Violation – Nuisance.

Any violation of the provisions of this chapter is hereby declared to be a public nuisance and may be abated through proceedings for injunctive or similar relief in superior court or other court of competent jurisdiction. [Ord. 225 § 12, 1989]

15.45.120 Violation – Penalty.

It shall be unlawful for any person, firm, corporation, or association to violate any provision of this chapter. Violations shall be pun-

15.50.010

Chapter 15.50

CONSTRUCTION SITE NOISE

Sections:

15.50.010 Development and construction activities – Noise.

15.50.010 Development and construction activities – Noise.

All site development and building construction activities causing noise exceeding 55 decibels to be transmitted across property lines are permitted only during the hours of 7:30 a.m. and 4:30 p.m. on Monday through Friday of each week and from 9:00 a.m. to 2:00 p.m. on Saturday, not including holidays. [Ord. 284 § 5, 1994. Formerly 10.10.050.]