

Title 15

BUILDINGS AND CONSTRUCTION

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BUILDING CODE

Sections:

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15.04.010 Adoption of referenced codes.

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

A. 1. The 2012 International Building Code (IBC) published by the International Code Council, Inc. The following appendices are specifically adopted:

Appendix C, Group U--Agricultural Buildings.

Appendix I, Patio Covers.

Appendix J, Grading.

2. The 2012 International Residential Code (IRC) published by the International Code Council, Inc. The following appendices are specifically adopted:

Appendix G, Swimming Pools, Spa and Hot Tub.

Appendix H, Patio Covers.

Appendix J, Existing Buildings and Structures.

B. The 2012 International Mechanical Code (IMC) published by the International Code Council, Inc., except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code);

C. The 2012 International Fire Code (IFC) published by the International Code Council, Inc., including those standards of the National Fire Protection Association specifically referenced in the International Fire Code; provided, that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles. The following appendices are specifically adopted:

Appendix B, Fire Flow for Buildings.

Appendix C, Fire Hydrant Locations and Distribution.

Appendix D, Fire Apparatus Access Roads.

Appendix E, Hazard Categories.

Appendix F, Hazard Ranking.

Appendix G, Cryogenic Fluids--Weight and Volume Equivalents.

D. Except as provided in RCW 19.27.170, the 2012 Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials; provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted; and the rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in RCW 70.92.100 through 70.92.160. In case of conflict among the codes enumerated in subsections A through D of this section, the first named code shall govern over those following;

E. The 2012 International Fuel Gas Code (IFGC) as published by the International Code Council, Inc.;

F. The 2012 Second Edition, Washington State Energy Code Chapter 51-11 WAC;

G. The 2012 International Property Maintenance Code as published by the International Code Council, Inc.; provided, however, that Section 111 (Means of Appeal) is hereby amended to read as follows:

**111.1 Application for appeal.** Any person directly affected by a decision of the code shall have the right to appeal to the City Hearing Examiner, provided that a written application for appeal is filed with the City Clerk within 20 days after the day the decision, notice or order was served on such person. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have

been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

**111.2 Notice of meeting.** The Hearing Examiner shall meet upon notice from the City Clerk, within 20 days of the filing of an appeal, or at stated periodic meetings.

**111.3 Open hearing.** All hearings before the Hearing Examiner shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

**111.3.1 Procedure.** The Hearing Examiner shall adopt and make available to the public through the City Clerk procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

**111.4 Hearing Examiner decision.**

**111.4.1 Records and copies.** The decision of the Hearing Examiner shall be recorded. Copies shall be furnished to the appellant and to the code official.

**111.4.2 Administration.** The code official shall take action in accordance with the decision of the Hearing Examiner.

**111.5 Court Review.** Any party to the appeal shall have the right to apply to the appropriate court to correct errors of law. Application for review shall be made in the manner and time required by law following service of the decision on the appellant and the filing of the decision with the City Clerk.

**111.6 Stays of enforcement.** Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the Hearing Examiner.

(Ord. 1074 § 1, 2007: Ord. 1025 (part), 2004). (Ord. No. 1199, § 1, 1-28-2014)

#### 15.04.020 Fees.

All Granger fees shall be established by a City of Granger ordinance or resolution, which may be found in Appendix A of the Granger Uniform Development Code and as updated by the Building Safety Journal published by the International Code Council.

(Ord. 1074 § 2, 2007: Ord. 1025 (part), 2004). (Ord. NO. 1199, § 2, 1-28-2014)

APPENDIX A  
TABLE 1. SQUARE FOOT CONSTRUCTION COSTS  
(**INSERT CHARTS**)

15.04.030 Investigation fees--Work without a permit.

A. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining such permit, a special investigation shall be made before a permit may be issued for such work.

B. 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 this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1. This fee is an additional, punitive fee and shall not apply to any Granger grading or building permit fee that may subsequently be issued. Payment of the investigative fee does not vest the illegal work with any legitimacy, nor does it establish any right to a Granger permit for continued development of that project. If the work done remains illegal for ninety days after service of the stop work order, it shall be considered hazardous.

C. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. (Ord. 1025 (part), 2004).

15.04.040 Fee refunds.

The building official may authorize the refunding of:

A. One hundred percent of any fee erroneously paid or collected;

B. Up to eighty percent of the permit fee paid when no work has been done under a permit issued in accordance with this code;

C. Up to eighty percent 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 plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty days after the date of fee payment. (Ord.1025 (part), 2004).

15.04.050 Amendments to the referenced codes.

A. 2003 International Building Code--Reserved.

B. 2003 International Residential Code.

1. Amend R105.5 by adding this additional paragraph.

Work shall be considered "abandoned" if at least one normal progress inspection, as required by The 2003 International Building Code section 109.3 or The 2003 International

Residential Code Section R109.1, is not completed and passed within any one hundred eighty (180) day period.

2. Amend R323.1.3, establishing the design flood elevation. Add a first sentence:

The design flood elevation is equal to base flood elevation plus one foot.

3. Amend R323.2.1 Elevation Requirements, by rewriting #1 to read:

Buildings and structures shall have the lowest floors elevated to or above base flood elevation plus one foot. Also by rewriting #3 to read: Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus one foot.

4. Add a second paragraph to R323.3.6 Construction Documents, to read:

The documents shall include a verification of foundation elevation prior to footing inspection approval and a verification of lowest floor elevation to be base flood elevation plus one foot prior to framing inspection approval.

5. Delete Part IV--Energy Conservation in its entirety.

6. Delete Part VII--Plumbing in its entirety. References to chapters in Part VII shall be made instead to the appropriate sections of the 2003 Uniform Plumbing Code published by IAPMO.

7. Delete Part VIII--Electrical in its entirety. References to chapters in Part VIII shall be made instead to the National Electrical Code published by the NFPA and enforced in Granger by the state of Washington Department of Labor and Industries.

C. 2003 International Mechanical Code--Reserved.

D. 2003 International Fire Code.

1. Amend Appendix C: Add an exception after the last paragraph in C105.1 Hydrant spacing.

Exception: The fire chief is authorized to reduce the number of required hydrants by up to 50% when the building is equipped with an approved, automatic fire sprinkler system and the fire chief has approved the location of those required fire hydrants.

## 2. Amend Appendix D:

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code including the provisions of Section 503 Fire Apparatus Access Roads.

E. 2003 Uniform Plumbing Code--Reserved.

F. 2003 International Fuel Gas Code--Reserved.

G. 2001 Second Edition, Washington State Energy Code--Reserved.

H. 1997 Uniform Code for the Abatement of Dangerous Buildings.

1. Section 302 Dangerous Buildings. Add additional definitions of a dangerous building:

19. Drug Properties and Structures. It is hereby declared that any building, structure and/or associated property, identified by the City of Granger Chief of Police, wherein or upon which the manufacture, distribution, production or storage of illegal drugs or the precursors to create illegal drugs has taken place in a manner which could endanger the public, such building, structure and/or associated property is not only a dangerous property as defined by the City of Granger but is also a classification of property calling for the special procedures set forth in this section. The Building Official is authorized to abate such dangerous buildings, structures, and/or associated properties in accordance with the dangerous building procedures set forth in this code and Washington statute, RCW 64.44.010, with the following modifications:

19.1. Due to public safety hazard in drug production facilities, the utilities shall be disconnected;

19.2. Building(s) and structures shall be inspected to determine compliance with all Town ordinances and codes;

19.3. Building(s) and any entry gates to the property shall be secured against entry in the manner set forth in this code;

19.4. No reconnection of utilities or occupancy of the building(s), structures or property shall be allowed until all violations have been successfully addressed, all dangerous conditions abated and a notice of release for re-occupancy has been received from the health department and sheriff's office; and

19.5. If dangerous conditions cannot be abated, occupancy shall be prohibited. Resolution of said property shall be in conformance with RCW 35.80A.010, Condemnation of blighted property.

20. Blighted Property. In conformance with RCW 35.80A.010, the City of Granger may acquire by condemnation, in accordance with the notice requirements and other procedures for condemnation provided in Title 8 RCW, any property, dwelling, building, or structure which constitutes a blight on the surrounding neighborhood. A "blight on the surrounding neighborhood" is any property, dwelling, building, or structure that meets any two of the following factors:

20.1 If a dwelling, building, or structure exists on the property, the dwelling, building, or structure has not been lawfully occupied for a period of one year or more;

20.2 the property, dwelling, building, or structure constitutes a threat to the public health, safety, or welfare as determined by the executive authority of the Town of Granger or the designee of the executive authority; or

20.3 The property, dwelling, building, or structure is or has been associated with illegal drug activity during the previous twelve months.

2. Prior to such condemnation, the town of Granger town council shall adopt a resolution declaring that the acquisition of the real property described therein is necessary to eliminate neighborhood blight. Condemnation of property, dwellings, buildings, and structures for the purposes described in this chapter is declared to be for a public use.

I. The 2003 International Property Maintenance Code-- Reserved. (Ord. 1025 (part), 2004.

#### 15.04.070 Violations--Penalties.

It is unlawful for any person, firm or corporation to violate any of the provisions of this chapter. Every person convicted of a violation of any provision of this chapter shall be guilty of a misdemeanor and shall be punished by a fine of not more than five hundred dollars. Each firm or corporation convicted of a violation of any provision of this chapter shall be punished by a fine of not more than five hundred dollars. For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender



to the above penalties for each offense. (Ord. 1025 (part), 2004).

## Chapter 15.08

### HOUSING CODE

#### Sections:

- 15.08.010 Adoption.
- 15.08.020 Section 203 deleted.
- 15.08.030 Repair and demolition fund established.
- 15.08.040 Compliance with chapter required.
- 15.08.050 Violation--Penalty.

#### 15.08.010 Adoption.

The Uniform Housing Code for the Abatement of Dangerous Buildings, 1994 Edition, Copyright 1994 by the International Conference of Building Officials, consisting of the Uniform Code for the Abatement of Dangerous Buildings and the Uniform Zoning Code, 1994 Edition, of which not less than one copy has been and now is on file in the office of the city clerk, is adopted and incorporated as fully as if set out in full in this chapter, as the Housing Code of the city, except as hereinafter amended and the provisions and regulations thereof are adopted as the provisions and regulations of the city and the several sections or numbers therein shall constitute, and may be referred to as, the sections of this chapter. (Ord. 786 §§ 1, 2, 1995: Ord. 606 § 1, 1984: Ord. 468 § 1, 1978).

#### 15.08.020 Section 203 deleted.

Section 203 of the Uniform Code for the Abatement of Dangerous Buildings is deleted. (Ord. 468 § 4, 1978).

#### 15.08.030 Repair and demolition fund established.

There is established a special revolving fund which is designated the "Repair and Demolition Fund." (Ord. 468 § 5, 1978).

#### 15.08.040 Compliance with chapter required.

It is unlawful for any person, firm or corporation, whether as owner, lessee, sublessee or occupant to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of the said Uniform Code for the Abatement of Dangerous Buildings, or any unlawful order issued by the building inspector under this chapter. (Ord. 468 § 2(part), 1980).

15.08.050 Violation--Penalty.

A. Any person, firm or corporation violating any of the provisions of the said code shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the said code is committed, continued, or permitted, and upon conviction of any such violation, shall be punished by a fine not exceeding five hundred dollars and/or six months in jail for each separate violation.

B. The imposition of the penalty therein prescribed shall not preclude the city from instituting an appropriate action or proceeding to prevent any violation of the said code, or to restrain, correct or abate any such violation. (Ord. 786 § 3, 1995; Ord. 468 § 2(part), 1980).

Chapter 15.20

FLOOD DAMAGE PREVENTION\*

Sections:

- 15.20.010 Findings of fact.
- 15.20.020 Purpose.
- 15.20.030 Methods of reducing flood losses.
- 15.20.040 Definitions.
- 15.20.050 Lands to which this chapter applies.
- 15.20.060 Basis for establishing the areas of special flood hazard.
- 15.20.070 Penalties for noncompliance.
- 15.20.080 Abrogation and greater restrictions.
- 15.20.090 Interpretation.
- 15.20.100 Warning and disclaimer of liability.
- 15.20.110 Establishment of development permit.
- 15.20.120 Designation of the local administrator.
- 15.20.130 Duties and responsibilities of the local administrator.
- 15.20.140 Conditions for variances.
- 15.20.150 General standards.
- 15.20.160 Specific standards.
- 15.20.170 AE and A1-30 zones with base flood elevations but no floodways.
- 15.20.180 Floodways.
- 15.20.190 Critical facility.

15.20.010 Findings of fact.

(1) The flood hazard areas of Granger are subject to periodic inundation which results in loss of life and property, health, and safety hazards, disruption of commerce and

governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

**\*Editor's note**—Ord. No. 1119, § 1, adopted August 11, 2009, repealed the former Ch. 15.20, §§ 15.20.010--15.20.220. Section 2 of said ordinance enacted a new Ch. 15.20 as set out herein. The former Ch. 15.20 pertained to similar subject matter and derived from Ord. No. 649, §§ 1.1--1.4, 2.0, 3.1--3.6, 4.1--4.4, 5.1--5.3, Attachment 1, adopted 1987.

(2) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood-proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. (Ord. No. 1119, § 2, 8-11-2009)

#### 15.20.020 Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed:

(1) To minimize expenditure of public money and costly flood control projects;

(2) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(3) To protect human life and health;

(4) To minimize prolonged business interruptions;

(5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;

(6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;

(7) To ensure that potential buyers are notified that property is in an area of special flood hazard;

(8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

(Ord. No. 1119, § 2, 8-11-2009)

#### 15.20.030 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and
- (5) Preventing or regulating the construction of flood barriers that unnaturally divert flood waters or may increase flood hazards in other areas. (Ord. No. 1119, § 2, 8-11-2009)

#### 15.20.040 Definitions.

"Appeal" means a request for a review of the interpretation of any provision of this chapter or a request for a variance.

"Area of shallow flooding" designated as AO, or AH zone on the Flood Insurance Rate Map (FIRM). AO zones have base flood depths that range from one to three feet above the natural ground; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow; AH indicates ponding, and is shown with standard base flood elevations.

"Area of special flood hazard" is the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the "100-year flood"). Designated on Flood Insurance Rate Maps by the letters A or V.

"Basement" means any area of the building having its floor sub-grade (below ground level) on all sides.

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Coastal high hazard area" means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE or V.

"Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

"Elevation certificate" means the official form (FEMA Form 81-31) used to track development, provide elevation information necessary to ensure compliance with community floodplain management ordinances, and determine the proper insurance premium rate with Section B completed by community officials.

"Elevated building" means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

"Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters;

and/or

- (2) The unusual and rapid accumulation of runoff of surface waters from any source.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood insurance study (FIS)" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood insurance rate maps, and the water surface elevation of the base flood.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter found at Section 15.20.160(A)(2), (i.e. provided there are adequate flood ventilation openings).

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"New construction" means structures for which the "start of construction" commenced on or after the effective date of this chapter.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

"Recreational vehicle" means a vehicle:

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building, including a gas or liquid storage tank that is principally above ground.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

- (1) Before the improvement or repair is started; or
- (2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term can exclude:

- (1) Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have

been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

(2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Variance" means a grant of relief from the requirements of this chapter that permits construction in a manner that would otherwise be prohibited by this chapter.

"Water dependent" means a structure for commerce of industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.050 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the City of Granger.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.060 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the City of Granger" and any revisions thereto, with an accompanying flood insurance rate map (FIRM), and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The Flood Insurance Study and the FIRM are on file at the City of Granger, City Hall. The best available information for flood hazard area identification as outlined in Section 15.20.130(B) shall be the basis for regulation until a new FIRM is issued.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.070 Penalties for noncompliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor.

Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than one thousand dollars or imprisoned for not more than ninety days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein



contained shall prevent the City of Granger from taking such other lawful action as is necessary to prevent or remedy any violation.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.080 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.090 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.100 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of Granger, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.110 Establishment of development permit.

(A) Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established and identified herein. The permit shall be for all structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."

(B) Application for Development Permit. Application for a development permit shall be made on forms furnished by the City

of Granger and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

Specifically, the following information is required:

(1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate (FF 81-31) with Section B completed by the local official;

(2) Elevation in relation to mean sea level to which any structure has been flood proofed;

(3) Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet flood proofing criteria in Section 15.20.160(A)(2);

(4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

(Ord. No. 1119, § 2, 8-11-2009)

#### 15.20.120 Designation of the local administrator.

The public works director is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. (Ord. No. 1119, § 2, 8-11-2009)

#### 15.20.130 Duties and responsibilities of the local administrator.

Duties of the public works director shall include, but not be limited to:

(A) Permit Review:

(1) Review all development permits to determine that the permit requirements of this chapter have been satisfied.

(2) Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.

(3) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions herein are met.

(B) Use of Other Base Flood Data (in A and V Zones):

When base flood elevation data has not been provided (in A or V zones) in accordance with Section 15.20.060, basis for establishing the areas of special flood hazard, the (local

administrator) shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer Sections 15.20.160, specific standards, and 15.20.180, floodways.

(C) Information to be Obtained and Maintained:

(1) Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in Section 15.20.130(B), obtain and record the actual(as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. Recorded on a current elevation certificate (FF 81-31) with Section B completed by the local official.

(2) For all new or substantially improved flood proofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 15.20.130(B):

(i) Obtain and record the elevation (in relation to mean sea level) to which the structure was flood proofed.

(ii) Maintain the flood proofing certifications required in Section 15.20.110(B) (3).

(3) Maintain for public inspection all records pertaining to the provisions of this chapter.

(D) Alteration of Watercourses:

(1) Notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

(2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

(E) Interpretation of Firm Boundaries: Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).

(Ord. No. 1119, § 2, 8-11-2009)

15.20.140 Conditions for variances.

(1) Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a small or irregularly shaped lot contiguous to and surrounded by lots with existing structures constructed below the base flood level. As the lot size increases the technical justification required for issuing the variance increases.

(2) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.

(3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(4) Variances shall only be issued upon:

(i) A showing of good and sufficient cause;

(ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant;

(iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(5) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.

(6) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of flood proofing than watertight or dry-flood proofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria, and otherwise complies with Sections 15.20.150(A), (C), and (D) of the general standards.

(7) Any applicant to whom a variance is granted shall be given written notice that the permitted structure will be built with its lowest floor below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.150 General standards.

In all areas of special flood hazards, the following standards are required:

(A) Anchoring:

(1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure. (44 CFR 60.3(a) (3) (i))

(2) All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage.

Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

(B) Construction Materials and Methods:

(1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(C) Utilities:

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

(2) Water wells shall be located on high ground that is not in the floodway;

(3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

(4) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(D) Subdivision Proposals (44 CFR 60.3(a) (4) (b) (3)):

(1) All subdivision proposals shall be consistent with the need to minimize flood damage;

(2) All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

(3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;

(4) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least fifty lots or five acres (whichever is less).

(E) Review of Building Permits. Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

(Ord. No. 1119, § 2, 8-11-2009)

#### 15.20.160 Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.20.060, basis for establishing the areas of special flood hazard, or Section 15.20.130(B), use of other base flood data. Additional standards were clarified in FEMA Technical Bulletin 11-01 to allow below-grade crawlspace construction for buildings located in the special flood hazard areas. However, the standards in 11-01 must be specifically adopted, and adopting them can result in a twenty percent increase in flood insurance premiums. The following provisions are required:

(A) Residential Construction.

(1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the base flood elevation (BFE).

(2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

(i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(ii) The bottom of all openings shall be no higher than one foot above grade.

(iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

(iv) Foundation vent standards required by the IBC/IRC outside the floodplain do not meet this standard and are often inadvertently permitted. Insurance rates reflect an "all or nothing" standard, meaning, partially ventilated crawlspaces may be subject to an additional loading fee of twenty--twenty-five percent attached to the annual insurance premium.

(B) Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

(1) Be flood proofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

(2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans;

(4) Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in Section 15.20.160(A)(2);

(C) Manufactured Homes. All manufactured homes in the floodplain to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

(D) Recreational Vehicles. Recreational vehicles placed on sites are required to either:

(1) Be on the site for fewer than one hundred eighty consecutive days; or

(2) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

(3) Meet the requirements of Section 15.20.160(A) above and the elevation and anchoring requirements for manufactured homes. (Ord. No. 1119, § 2, 8-11-2009)

15.20.170 AE and A1-30 zones with base flood elevations but no floodways.

In areas with base flood elevations (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(Ord. No. 1119, § 2, 8-11-2009)

15.20.180 Floodways.

Located within areas of special flood hazard established in Section 15.20.060 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that can carry debris, and increase erosion potential, the following provisions apply:

(1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

(2) Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (ii) Repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the market value of the structure either, (A) before the repair, or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications



which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the fifty percent.

(3) If Section 15.20.180(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions found in provisions for flood hazard reduction herein.

(Ord. No. 1119, § 2, 8-11-2009)

#### 15.20.190 Critical facility.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Flood proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into flood waters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

(Ord. No. 1119, § 2, 8-11-2009)

## Chapter 15.24

### SIGNS

#### Sections:

15.24.010 Definitions.

15.24.020 Posting of signs unlawful.

#### 15.24.010 Definitions.

"Sign," as used in this chapter, means and includes any medium, including its structure and component parts, which is used or intended to be used to attract attention to the subject matter and to convey a message or to attract the attention of a person on a public street. (Ord. 747A § 1, 1993).

#### 15.24.020 Posting of signs unlawful.

A. It is unlawful for any person to place a sign, either permanent or temporary, onto a post, a notice or advertisement on or within any right-of-way owned by the city or on any utility pole within the limits of the city.

B. The ordinance codified in this chapter is in addition to Ordinance No. 705, codified in Chapter 5.28, which makes it unlawful to advertise a yard sale or garage sale by posting a notice or advertisement thereof on or within any right-of-way owned by the city, or on any utility pole within the limits of the city. (Ord. 747A §§ 2, 3, 1993).

APPENDIX A

TABLE 1. SQUARE FOOT CONSTRUCTION COSTS<sup>a,b,c</sup>

Group	2003 International Building Code	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
	Assembly, theaters without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2	Assembly, nightclubs	118.34	115.03	112.14	107.94	100.98	99.75	104.00	91.98	88.94
A-2	Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.96	98.75	103.00	89.98	87.94
A-3	Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
	Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4	Assembly, arenas	117.34	114.03	110.14	106.94	98.96	98.75	103.00	89.98	87.94
B	Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E	Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1	Factory and industrial, moderate hazard	74.13	70.68	56.42	54.36	55.62	55.61	61.75	47.42	45.06
F-2	Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	80.75	47.42	44.06
H-1	High hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	N.P.
H-2, -3, -4	High hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5	HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	91.61
I-1	Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2	Institutional, incapacitated	200.36	196.04	192.30	187.07	175.32	N.P.	192.81	164.96	N.P.
I-3	Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94
I-4	Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M	Mercantile	88.15	84.83	80.95	77.74	70.28	70.02	73.81	81.26	59.22
R-1	Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2	Residential, multiple-family	100.33	96.24	93.15	88.81	79.95	79.90	86.66	71.98	88.40
R-3	Residential, one- and two-family	96.19	93.52	91.22	88.71	84.51	84.30	87.22	80.46	74.68

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(Granger 6/05)

15.04.020

Group	2003 International Building Code	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
R-4	Residential, care/assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1	Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.83
S-2	Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U	Utility, Miscellaneous	52.28	49.43	48.48	44.17	38.31	38.31	41.69	31.50	29.99

Note a. Private garages use utility, miscellaneous

Note b. Unfinished basements (all use group) = \$15.00 per sq. ft.

Note c. N.P. = Not permitted