LEGISLATION FOR ADOPTION OF

THE INTERNATIONAL BUILDING CODE

ORDINANCE NO. 527

An ORDINANCE of the Town of Yacolt adopting the 2012 edition of the International Building Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the Town of Yacolt; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. 454, and No. 450 of Town of Yacolt and all other ordinances or parts of laws in conflict therewith.

The Town Council of the Town of Yacolt does ordain as follows:

Section 1. That a certain document, one (1) copy of which are on file in the office of the City Clerk of Town of Yacolt, being marked and designated as the International Building Code, 2012 edition, including Appendix Chapter, "E" (see International Building Code Section 101.2.1, 2012 edition), as published by the International Code Council, be and is hereby adopted as the Building Code of the Town of Yacolt, in the State of Washington for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Town of Yacolt are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Revise:
101.1 Title. *These regulations shall be known as the Building Code of Town of Yacolt, hereinafter referred to as "this code."*

Section 1612.3. Revise:
1612.3 Establishment of flood hazard areas. *To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map*

shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Town of Yacolt," dated February 1st, 2015, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section 3412.2. Revise:

3412.2 Applicability. *Structures existing prior to February 1st, 2015 in the Town of Yacolt, in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.*

Section 3. That Ordinance No. 454 and Ordinance No. 440 of Town of Yacolt and also the Interlocal Agreegment entered into under the authority of the Interlocal Cooperation Act, Chapter 39.34 RCW, between Clark County, a polititcal subdivision of the State of Washington, ("County") and the Town of Yacolt, ("Town) since 1973 for the purpose of the administration and enforcement of the Washington State Building Code for structures within the corporate limits of the Town of Yacolt and subject to the interlocal agreement provisions thereof mutually agree that the County shall no longer act as the Town of Yacolt agent in and for the administration and enforcement of the Washington State Building Codes, as amended; and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town of Yacolt hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the Town of Yacolt's, City Clerk is hereby ordered and directed to cause this legislation to be published in a newspaper in general circulation.

Section 7. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from January 28, 2015 and after the date of its final passage and adoption.

Section 8 – Severability.
If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, the remaining portion of this Ordinance shall remain in full force and effect.

Section 9 - Effective Date.
This Ordinance shall take effect on January 28, 2015, following publication of the following summary, according to law.

Town of Yacolt - Summary of Ordinance #527

The Town Council of the Town of Yacolt adopted Ordinance #527 at its regularly scheduled Town Council meeting held on January 20, 2015. The content of the Ordinance is summarized in its title as follows:

AN ORDINANCE ADOPTING THE INTERNATIONAL BUILDING CODE 2012 EDITION.

A copy of the full text of the Ordinance will be mailed upon request to the undersigned at the Town of Yacolt Town Hall, P.O. Box 160, Yacolt, WA 98675: (360) 686-3922.

Published this 28th day of January, 2015.
Cindy Marbut, Town Clerk/Treasurer

PASSED by the Town Council of the Town of Yacolt, Washington, at a regular meeting thereof this 20th day of January, 2015.

TOWN OF YACOLT

Jeff Carothers, Mayor

Attest:

Cindy Marbut, Town Clerk/Treasurer

Approved as to Form:

_____
David W. Ridenour, Town Attorney

Ayes: _____
Nays: _____
Absent: Karl - Myers
Abstain: _____