

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

AN ORDINANCE AMENDING BINGEN MUNICIPAL CODE CHAPTER 15.04
BUILDING CODES

WHEREAS, the Bingen City Council has reviewed Bingen Municipal Code Chapter 15.04 Building Codes and finds that it is outdated,

NOW, THEREFORE, the City Council of the City of Bingen do ordain as follows:

Section 1. Chapter 15.04 of the Bingen Municipal Code (BMC) is incorporated here by reference and by such reference set forth at full length.

Section 2. Chapter 15.04 as currently written is repealed and hereafter shall read as follows:

Sections:

- 15.04.010 Adopted.
- 15.04.020 General requirements for all referenced codes.
- 15.04.021 Conflict between codes.
- 15.04.022 Design requirements.
- 15.04.023 Professional preparation of plans.
- 15.04.024 Construction plans.
- 15.04.025 Permits.
- 15.04.026 Referenced codes.
- 15.04.027 Fees.
- 15.04.028 Appeals.
- 15.04.030 Amendments to the referenced codes.
- 15.04.031 2018 International Building Code.
- 15.04.033 2018 International Residential Code.
- 15.04.034 2018 International Mechanical Code.
- 15.04.035 2018 International Fire Code.
- 15.04.036 1997 Uniform Code for the Abatement of Dangerous Buildings.
- 15.04.040 Severability.

15.04.010 Adopted.

The City of Bingen hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27.074 for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties. These references are automatically updated by reference with the adoption.

- A. 1. The 2018 International Building Code (IBC) published by the International Code Council, Inc. as amended as set forth in Chapter 51-50 of the Washington Administrative Code, and adopted by the State Building Code Council including Chapters 1 through Chapter 35. The following Appendices are specifically adopted:

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

- a. Appendix E, Supplementary Accessibility Requirements
 - b. Appendix H, Signs
 - c. Appendix I, Patio Covers
 - d. Appendix J, Grading
2. The 2018 International Residential Code (IRC) for One and Two family Dwellings published by the International Code Council, Inc. and as amended as set forth in Chapter 51-51 of the Washington Administrative Code, and adopted by the State Building Code Council including Chapters 1 through Chapter 44. The following Appendices are specifically adopted:
- a. Appendix G, Swimming Pool, Spas, and Hot Tubs
 - b. Appendix H, Patio Covers
- B. The 2018 International Mechanical Code (IMC) published by the International Code Council, Inc. as amended and as set forth in Chapter 51-52 of the Washington Administrative Code and adopted by the State Building Code Council, including Chapters 1 through 15.
- C. The 2018 International Fire Code (IFC), published by the International Code Council, Inc, and as amended as set forth in Chapter 51-54A of the Washington Administrative Code, and adopted by the State Building Code Council, including Chapters 1 through Chapter 657 and Chapter 80, and 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:
- a. Appendix F, Hazard Ranking
 - b. Appendix G, Cryogenic Fluids – Weight and Volume Equivalents
- D. Except as provided in RCW 19.27.170, the 2018 Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials and as amended as set forth in Chapters 51-56 of the Washington Administrative Code, and adopted by the State Building Code Council, including Chapters 1 through 17, 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 1, 2, 3, and 4 of this section, the first named code shall govern over those following.
- E. The 2018 International Fuel Gas Code (IFGC) as published by the International Code Council, Inc.

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

- F. The 2018, Second Edition, Washington State Energy Code Chapter 51-11C and 51-11R WAC.
- G. The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings published by the International Conference of Building Officials, Whittier California.
- H. The 2015 International Existing Building Code, sixth version, to be used as an alternative approach to remodel, repair or alteration of existing buildings subject to approval by the building official.
- I. Washington Administrative Code (WAC) Chapter 51-50, 51-51, 51-52, 51-54A, 51-55, and 51-56 are adopted herein by City of Bingen Title 15.04. This adoption is pursuant to authority found in the Revised Code of Washington (RCW), Chapter 19.27, as adopted and amended by the Washington State Building Code Council.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016, Ord. 734 §2, 2023)

15.04.020 General Requirements for all Referenced Codes.

15.04.021 Conflict Between Codes.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.022 Design Requirements.

Roof/ Ground Snow Load	Wind Speed (Gust)	Seismic Design Category	Weathering	Frost Line Depth	Termites	Decay	Winter Design Temp	Ice Shield Underlay	Flood Hazards	Air Freeze Index
50 lbs/ft ² /@72 lbs/ft ²	<110 Mph @3 sec. gust	D-1	Severe	18	Slight to Moderate	Slight to Moderate	23°	Yes	Yes	538

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016)

15.04.023 Professional Preparation of Plans.

The City of Bingen shall require a Washington licensed design professional, licensed under the provisions of RCW 18.08, WAC 308-12 or RCW 18.43 to prepare or oversee the preparation of plans for any building or structure containing five or more residential dwelling units or doing design work including preparing construction contract documents and administering the contract for construction, erection, enlargement, alteration, or repairs of or to a building of any occupancy over four thousand square feet of construction. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

15.04.024 Construction Plans.

All submitted construction documents shall be no smaller than 11" x 17" in size. Site plans shall use a scale of one inch (1") equal to ten feet (10'). Architectural plans shall use a scale of one-quarter inch (1/4"). Construction documents must be of sufficient detail to show the entire project with emphasis on the following:

- Structural integrity
- Fire and life safety information
- Compliance with State of Washington Accessibility requirements
- Compliance with all State and local codes and requirements having jurisdiction
- A detailed Scope of Work
- Special inspection requirements and protocols
- Deferred submittal schedule

In general, the amount of detail required will vary, depending on the nature and complexity of the project. (Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 734 §2, 2023)

15.04.025 Permits.

- A. Ownership. The ownership of a Bingen Building Permit is the responsibility of the property owner. The Permit Applicant is, by definition, an agent of the property owner if not the property owner themselves.
- B. Expiration of Permits. All permits shall be consistent with the requirements under IBC Section 105.5, Expiration, and may be extended by the Building Official consistent with this section.

15.04.026 Referenced Codes.

All referenced codes are available at the City of Bingen. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.027 Fees.

- A. All Bingen Permit fees are adopted as a separate schedule consistent with IBC Section 109. All building permit valuations shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing, equipment, and other permanent systems, including materials and labor. Construction valuations for new square footage shall be calculated according to IBC building areas.

15.04.030 Amendments to the Referenced Codes.

15.04.031 2018 International Building Code.

- A. Amend Section 105.2 Work Exempt from Permit. Building: 1. Add "not to exceed 10 feet in over all height."

15.04.033 2018 International Residential Code.

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

- A. Add Section R 310.1.5 Replacement of Emergency Escape and Rescue Openings. If emergency escape and rescue openings are replaced or renewed, except for glazing replacement or renewal, the opening sizes shall be as required for new construction.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016; Ord. 734 §2, 2023)

15.04.033 2018 International Mechanical Code.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016; Ord. 734 §2, 2023)

15.04.034 2018 International Fire Code.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016; Ord. 734 §2, 2023)

15.04.035 1997 Uniform Code for the Abatement of 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 Bingen 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 Bingen 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 structure shall be inspected to determine compliance with all city ordinances and codes;
 - 19.3 Building(s) and 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 Klickitat County Health Department and the Bingen Police Department; 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.

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

20. Blighted Property. In conformance with RCW 35.80A.010, the City of Bingen 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 City of Bingen 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.

Prior to such condemnation, the City of Bingen City 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. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.040 Severability.

In any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phase of this ordinance.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013)

Building Code – Building Valuation Data

Building valuation is handled per the International Code Council (ICC)’s Building Valuation Data process.

PASSED BY THE CITY COUNCIL OF THE CITY OF BINGEN, and effective five

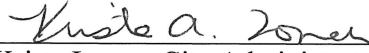
(5) days after the first date of posting or publication.

DATED this 21st day of February, 2023

ATTEST:



Mayor Catherine Kiewit



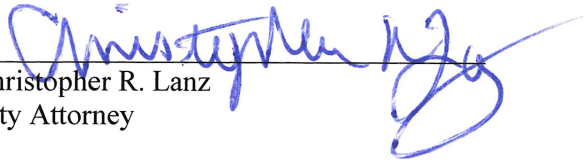
Krista Loney, City Administrator

Approved as to form only:

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

Christopher R. Lanz
City Attorney



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CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

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- 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.
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(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016)

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CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

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(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016)

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CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

15.04.024 Construction Plans.

All submitted construction documents must be of sufficient detail to show the entire project with emphasis on the following:

- Structural integrity
- Life safety
- Architectural barriers (ADA compliance)
- Compliance with all codes having jurisdiction
- Scope of work
- Special inspection requirements and protocols
- Deferred submittal schedule

In general, the amount of detail required will vary, depending on the nature and complexity of the project. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.025 Permits.

- A. Ownership. The ownership of a Bingen Building Permit inure to the property owner. The Permit Applicant is, by definition, an agent of the property owner if not the property owner.
- B. Expiration of Permits. All permits shall expire by limitation and be declared void if:
1. work is not started within 180 days of obtaining a permit, or
 2. work is abandoned for 180 days or more after beginning work, or
 3. after two years from the date of permit issuance, regardless of whether the work is finished.

If a permit is expired for a time, a new permit may be obtained for ½ the permit fee for the value of the remainder of the work to finish the original permit. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.026 Referenced Codes.

All referenced codes are available at the City of Bingen. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.027 Fees.

- A. All Bingen Permit fees shall be as per Exhibits A, B, C and D.
- B. Investigation Fees – Work Without a Permit.
1. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.
 2. 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

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

the permit fee required by this code or actual cost at \$75.00 per hour. This fee is an additional, punitive fee and shall not apply to any Bingen 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 Bingen Permit for continued development of that project. If the work done remains illegal for 90 days after service of the Stop Work Order, it shall be considered hazardous.

3. 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.

C. Fee Refunds. The building official may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Up to 80% 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 180 days after the date of fee payment.

D. Mobile home/manufactured home installation inspection fee.

1. Any person installing a mobile home or manufactured home shall have such installation inspected by the building official prior to occupying said mobile home or manufactured home.
2. The building official shall determine by said inspection that such installation conforms to installation standards issued by the manufacturer of the mobile home or manufactured home.
3. The installation of mobile homes or manufactured homes shall be enforced and fees charge by the City in the same manner the State Building Code is enforced under RCW 19.27.050. An inspection fee for such structures shall be charged at sixty cents (\$0.60) per square foot.

E. Grading Fees

1. General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee scheduled adopted by the jurisdiction.
2. Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time submitting plans and specifications for review. Said plan review fee shall be as set forth in Table A-33-A. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation an fill on the same site, the fee shall be based on the volume of excavation or fill whichever it greater.

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

3. Grading Permit Fees. A fee for each grading permit shall be paid to the building official set forth in Table A-33-B. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

Table A-33-A – Grading Plan Review Fees

50 cubic yards (38.2 m ³) or less.....	\$No fee
51 to 100 cubic yards (40 m ³ to 76.5 m ³).....	\$23.50
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³).....	\$37.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³).....	\$49.25
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³) - \$49.25 for the first 10,000 cubic yards (7645.5 m ³), plus \$24.50 for each additional 10,000 yards (7645.5 m ³) or fraction thereof.	
100,001 to 200,000 cubic yards 76 456 m ³ to 152 911 m ³) - \$269.75 for the first 100,000 cubic yards (76 455 m ³), plus \$13.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
200,001 cubic yards (152 912 m ³) or more - \$402.25 for the first 200,000 cubic yards (152 911 m ³), plus \$7.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Fees:	
Additional plan review required by changes, additions or revisions to approved plans-\$50.50 per hour* (minimum charge – one-half hour)	

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cot shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table A-33-B – Grading Permit Fees¹

50 cubic yards (38.2 m ³) or less.....	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³).....	\$37.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³) - \$37.00 for the 100 cubic yards (76.5 m ³) plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof.	
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³) - \$194.50 for the first 1,000 cubic yards (764.6 m ³) , plus \$14.50 for each 1,000 cubic yards (764.5 m ³) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³) - \$325.00 for the first 10,000 cubic yards (7645.5 m ³), plus 466.00 for reach additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
100,001 cubic yards (76 456 m ³) or more - \$919.00 for the first 100,000 cubic yards (76 455 m ³), plus 436.50 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Inspections and Fees:	
1. Inspection outside of normal business hours.....	\$50.50 per hour ² (minimum charge – two hours)
2. Reinspection fees assessed under provisions of section 108.8.....	\$50.50 per hour ²
3. Inspections for which no fee is specifically indicated.....	\$50.50 per hour ² (minimum charge – one-half hour)

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.028 Appeals.

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

All appeals of any Building Official decision, order or determination relative to the application and interpretation of the code shall be subject to Section 112, Board of Appeals, International Building Code.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.030 Amendments to the Referenced Codes.

15.04.031 2015 International Building Code.

- A. Amend Section 105.2 Work Exempt from Permit. Building: 1. Add “not to exceed 10 feet in over all height.”
- B. Amend Appendix B – Board of Appeals to read as follows:

Appendix B – Board of Appeals

Section B101 – General

The Board of Appeals authority is to hear and decide appeals of orders and decisions of the building official relative to the application and interpretations of the code. The code limits the authority of the board of appeals relative to the administrative provisions of the code and does not permit waivers of code requirements.

B101.1 Application. The application for appeal shall be filed on a form obtained from the building official within 20 days after the notice was served.

B101.2 Membership of board. The board of appeals shall consist of persons appointed by the mayor as follows:

- 1. One for five years; one for three years; and one for one year.
- 2. Thereafter, each new member shall serve for five years or until a successor has been appointed.

The building official shall be an ex officio member of said board but shall not vote on any matter before the board.

B101.2.1 Qualifications. The board of appeals shall consist of three individuals. The three individuals may have experience in or knowledge of the following professions or disciplines:

- 1. Design professional with architectural experience or builder or superintendent of building construction.
- 2. Design professional with structural engineering experience
- 3. Design professional with mechanical or plumbing engineering experience or plumbing or mechanical contractor
- 4. Design professional with electrical engineering experience or electrical contractor
- 5. Design professional with fire protection engineering experience or fire protection contractor.

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

B101.2.2 Rules and procedures. The board is authorized to establish policies and procedures necessary to carry out its duties.

B101.2.3 Chairperson. The board shall annually select one of its members to serve as chairperson.

B101.2.4 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

B101.2.5 Secretary. The chief administrative officer shall designate a qualified clerk to serve as the secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.

B101.2.6 Compensation of members. Compensation of members shall be determined by law.

B101.3 Notice of meeting. The board shall meet upon notice from the chairperson, within 10 days of the filing of an appeal or at stated periodic meetings.

B101.3.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the building official and any person whose interests are affected shall be given an opportunity to be heard.

B101.3.2 Procedure. The board shall adopt and make available to the public through the secretary 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.

B101.3.3 Postponed hearing. When three members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

B101.4 Board decision. The board shall modify or reverse the decision of the building official by a concurring vote of two-thirds of its members.

B101.4.1 Resolution. The decision of the board shall be by resolution. Certified copies shall be furnished to the appellant and to the building official.

B101.4.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016)

15.04.033 2015 International Residential Code.

A. Add Section R 310.1.5 Replacement of Emergency Escape and Rescue Openings. If emergency escape and rescue openings are replaced or renewed, except for glazing replacement or renewal, the opening sizes shall be as required for new construction.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016)

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

15.04.033 2015 International Mechanical Code.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016)

15.04.034 2015 International Fire Code.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013; Ord. 663 §2, 2016)

15.04.035 1997 Uniform Code for the Abatement of 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 Bingen 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 Bingen 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 structure shall be inspected to determine compliance with all city ordinances and codes;
 - 19.3 Building(s) and 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 Klickitat County Health Department and the Bingen Police Department; 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 Bingen 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:

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

- 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 City of Bingen 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.

Prior to such condemnation, the City of Bingen City 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. (Ord. 501 §2, 2004; Ord. 626 §2, 2013)

15.04.040 Severability.

In any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phase of this ordinance.

(Ord. 501 §2, 2004; Ord. 626 §2, 2013)

**Building Code – Building Valuation Data
Exhibit A**

Special consideration may be given in computing plan review fees for buildings such as large warehouses or indoor recreational facilities because of their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Structural reviews: 65 percent of permit fee

The plan review fee for mechanical and plumbing reviews is computed at 25 percent of the building plan review for each discipline (\$250 minimum).

The plan review for accessibility and energy reviews is also computed at 25 percent of the building plan review for each discipline.

The sprinkler review fee is based on the number of sprinkler heads:

1-100	\$275
101-200	\$325
201-300	\$350
301-400	\$375
401-500	\$425
over 500	\$500 plus \$0.33 per sprinkler over 500

For hydraulically designed systems, multiply the fee by 2.

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

Table 1. Square Foot Construction Costs^{a,b,c,d}

Group		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters with stage	224.86	217.27	211.75	202.82	190.47	185.12	196.05	174.13	167.22
A-1	Assembly, theaters without stage	205.84	198.25	192.73	183.80	171.46	166.11	177.03	155.12	148.21
A-2	Assembly, nightclubs	175.48	170.50	165.74	159.07	149.41	145.36	153.20	135.40	131.56
A-2	Assembly, restaurants, bars, banquet halls	174.48	169.50	163.74	158.07	147.41	144.36	152.20	133.40	130.56
A-3	Assembly, churches	207.90	200.31	194.78	185.86	173.66	168.32	179.09	157.32	150.42
A-3	Assembly, general, community halls, libraries, museums	173.93	166.34	159.82	151.89	138.66	134.32	145.12	122.32	116.42
A-4	Assembly, arenas	204.84	197.25	190.73	182.80	169.46	165.11	176.03	153.12	147.21
B	Business	179.33	172.77	166.90	158.73	144.01	138.61	152.18	126.55	120.48
E	Educational	190.23	183.68	178.30	170.23	158.53	150.15	164.36	138.54	134.04
F-1	Factory and industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.62	89.22	68.69	64.39
F-2	Factory and industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	68.69	63.39
H-1	High hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	N.P.
H-2,3,4	High hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	57.51
H-5	HPM	179.33	172.77	166.90	158.73	144.01	138.61	152.18	126.55	120.48
I-1	Institutional, supervised environment	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
I-2	Institutional, hospitals	304.49	297.93	292.06	283.89	268.07	N.P.	277.34	250.61	N.P.
I-2	Institutional, nursing homes	210.47	203.90	198.04	189.87	175.09	N.P.	183.31	157.63	N.P.
I-3	Institutional, restrained	204.27	197.71	191.84	183.67	170.47	164.08	177.12	153.01	144.94
I-4	Institutional, day-care facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
M	Mercantile	130.79	125.81	120.05	114.38	104.47	101.42	108.50	90.46	87.62
R-1	Residential, hotels	179.14	172.89	167.90	160.83	147.95	144.10	160.52	132.93	128.36

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

R-2	Residential, multiple family	150.25	143.99	139.01	131.94	119.77	115.91	131.62	104.74	100.18
R-3	Residential, one and two family	141.80	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-4	Residential, care/assisted living facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
S-1	Storage, moderate hazard	100.53	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-2	Storage, low hazard	99.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
U	Utility, miscellaneous	74.83	70.51	66.11	62.74	56.42	52.69	59.81	44.15	42.06

- a. Private garages use Utility, miscellaneous
- b. Unfinished basements (all use group) - \$15.00 per square foot
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Modular residences may be installed under the manufactured home fee schedule when subject to similar installation procedures.

(Ord. 501 §2, 2004: Ord. 626 §2, 2013)

**Building Code – Building Permit Fees
Exhibit B**

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours)	\$75.00/hour ¹
2. Reinspection fees assessed under provisions of Section 305.8	\$55.00/hour ¹
3. Inspection for which no fee is specifically indicated (minimum charge – ½ hour)	\$75.00/hour ¹
4. Additional plan review required by changes, additions, revisions to plan (minimum charge – ½ hour)	\$75.00/hour ¹
5. For use of outside consultants for plan checking and inspections, or both	Actual costs ²

¹Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual costs include administrative and overhead costs.

(Ord. 501 §2, 2004: Ord. 626 §2, 2013)

**Building Code – Mechanical Permit Fees
Exhibit C**

Permit Issuance and Heaters	
1. For the issuance of each mechanical permit	30.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled	20.00
Unit Fee Schedule (does not include permit-issuing fee)	
1. Furnaces	
• For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	15.00
• For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	20.00
• For the installation or relocation of each floor furnace, including vent	15.00
• For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater	15.00
2. Appliance Vents	
• For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	10.00
3. Repairs or Additions	
• For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Control	15.00
4. Boiler, Compressors and Absorption Systems	
• For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	15.00
• For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	30.00

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

<ul style="list-style-type: none"> For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) 	40.00
<ul style="list-style-type: none"> For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) 	60.00
<ul style="list-style-type: none"> For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW) 	100.00
5. Air Handlers	
<ul style="list-style-type: none"> For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto. Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code 	12.00
<ul style="list-style-type: none"> For each air-handling unit over 10,000 cfm (4179 L/s) 	20.00
6. Evaporative Coolers	
<ul style="list-style-type: none"> For each evaporative cooler other than portable type 	15.00
7. Ventilation and Exhaust	
<ul style="list-style-type: none"> For each ventilation fan connected to a single duct 	8.00
<ul style="list-style-type: none"> For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit 	12.00
<ul style="list-style-type: none"> For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood 	12.00
8. Incinerators	
<ul style="list-style-type: none"> For the installation or relocation of each domestic-type incinerator 	20.00
<ul style="list-style-type: none"> For the installation or relocation of each commercial or industrial-type incinerator 	15.00
9. Miscellaneous	
<ul style="list-style-type: none"> For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table 	15.00
<ul style="list-style-type: none"> When Chapter 13 is applicable, permit fees for fuel gas piping shall be: 	
Gas Piping System – SEE PLUMBING FEES	
When Chapter 14 is applicable, permit fees for process piping shall be as follows:	
<ul style="list-style-type: none"> For each hazardous process piping system (HPP) of one to four outlets 	10.00
<ul style="list-style-type: none"> For each hazardous process piping system of five or more outlets, per outlet 	2.50
<ul style="list-style-type: none"> For each nonhazardous process piping system (NPP) of one to four outlets 	6.00
<ul style="list-style-type: none"> For each nonhazardous piping system of five or more outlets, per outlet 	1.00

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

Other Inspections and Fees	
1. Inspections made outside of normal business hours, per hour (minimum charge – two hours	75.00/hour *
2. Reinspection fees assessed under provisions of Section 116.6, per inspection	55.00/hour *
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – ½ hour	75.00/hour *
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – ½ hour)	75.00/hour *
*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

(Ord. 501 §2, 2004; Ord. 626 §2, 2013)

**Building Code – Plumbing Permit Fees
Exhibit D**

Permit Issuance	
1. For issuing each permit	30.00
2. For issuing each supplemental permit	20.00
Unit Fee Schedule (in addition to items 1 and 2 above)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping, and backflow protection therefore	9.00
2. For each building sewer and each trailer park sewer	20.00
3. Rainwater system – per drain (inside building)	7.00
4. For each water heater and/or vent	9.00
5. For each gas-piping system of one to five outlets	10.00
6. For each additional gas piping system, per outlet	1.00
7. For each industrial waste pretreatment interceptor, including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	15.00
8. For each installation, alteration, or repair of water piping and/or water treating equipment, each	15.00
9. For each repair or alteration of drainage or vent piping, each fixture	15.00
10. For each lawn sprinkler system on any one meter, including backflow protection devices therefore	15.00
11. For atmospheric-type vacuum breakers not included in item 12:	
• 1 to 5	7.00
• over 5, each	1.00
12. For each backflow protective device other than atmospheric, type vacuum breakers:	
• 2 inch (51 mm) diameter and smaller	7.00
• over 2 inch (51 mm) diameter	10.00
13. For each gray water system	40.00
14. For initial installation and testing for a reclaimed water system	40.00
15. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	30.00
16. For each medical gas piping system serving one to five inlets/outlets for a specific gas	25.00
17. For each additional medical gas inlets/outlets	2.50

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2023-01-734

Other Inspections and Fees	
1. Inspections made outside of normal business hours, per hour (minimum charge – two hours	75.00/hour*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection	55.00/hour*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – ½ hour	75.00/hour*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – ½ hour)	75.00/hour*
* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

(Ord. 501 §2, 2004: Ord. 626 §2, 2013)