

Selah Planning Commission Hearing Packet
for
Selah Municipal Code Amendments to Title 11 Building Codes

List of Exhibits

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SELAH PLANNING COMMISSION
RECOMMENDATION TO THE SELAH CITY COUNCIL
FOR
AMENDMENT TO SELAH MUNICIPAL CODE TITLES 11 REGULATION OF
BUILDING CODES AND STANDARDS

WHEREAS

RCW Chapters 3A.12, 35A.11.020 and 36.43 authorize municipalities within the State of Washington to; (1) adopt standard building codes; (2) provide for their administration and enforcement; (3) amend or limit the applicability of such codes as authorized by law; (4) set fees within the codes; and (5) provide that any violation of the provisions of said codes as adopted shall constitute a misdemeanor; and,

WHEREAS

Selah Municipal Code Title 11 provides for Regulation of Building Codes and Standards; and,

WHEREAS

The International Code Council has released its 2021 International Codes, which include revisions to the International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, Swimming Pool and Spa codes and Accessible and Usable Building and Facilities, ICC A117.1, 2017 Edition, in addition to the Washington State Amendments; and

WHEREAS

The City of Selah last updated and adopted the 2018 International Building Codes in 2020; and,

WHEREAS

The city desires to ensure that its building, energy, mechanical, property maintenance, plumbing, and fire codes are current to industry standards; and,

WHEREAS

The Planning Commission has considered the proposed amendments to the Selah Municipal Code (SMC) Title 11 Regulation of Building Codes and Standards; and,

WHEREAS

The Selah Planning Commission held an open record public hearing on April 2, 2024; and,

WHEREAS

At its April 2, 2024 public hearing, the Selah Planning Commission heard the staff presentation regarding the proposed amendments, took public testimony and recommended approval of the proposed amendments and accompanying ordinance adopting the 2021 International Building Codes, and Washington State Amendments; and,



2. The International Code Council has released its 2021 International Codes, which include revisions to the International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, Swimming Pool and Spa codes, and Accessible and Usable Building and Facilities, ICC A117.1, 2017 Edition, in addition to the Washington State Amendments. These codes are founded on principals intended to establish provisions that are consistent with the scope of a building code that adequately protects the public health, safety and welfare; provides provisions that do not unnecessarily increase construction costs, and provides for provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.
3. Environmental Review for the adoption of the 2021 International Codes is not required as the adoption of building codes is exempt from environmental review under WAC 197-11-800 (19).
4. Public notice of the public hearing was published in the official newspaper a minimum of 10-days prior to the Planning Commission’s public hearing.
5. The public use and interest will be served.

MOTION

Based on the testimony and evidence presented during the public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft ordinance dated April 2, 2021, be forwarded to the Selah City Council with a recommendation of approval of the proposed amendments to Chapters 11 of the Selah Municipal Code.

Having made the above Findings of Fact and Conclusions, the Planning Commission hereby renders its

RECOMMENDATION TO THE CITY COUNCIL

The Planning Commission of the City of Selah, having received and considered all evidence and testimony presented at the public hearing and having received and reviewed the record herein, hereby recommends that the City Council APPROVE the development regulation amendments and forwards the proposed ordinance to the Selah City Council.

RECOMMENDED this 2nd day of April 2024.

By: _____
Lisa Smith, Chair
Selah Planning Commission

CITY OF SELAH PLANNING COMMISSION

STAFF REPORT

March 22, 2024

TO: Selah Planning Commission

FROM: Jeff Peters, City Planner

SUBJECT: Consideration of an amendment to Title 11 Regulation of Building Codes and Standards to adopt the 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, Swimming Pool and Spa codes, and Accessible and Usable Building and Facilities, ICC A117.1, 2017 Edition, in addition to the Washington State Amendments.

FOR MEETING OF: April 2, 2024

PROPOSAL: Selah Planning Commission consideration and public hearing for an amendment to Title 11 Regulation of Building Codes and Standards for the adoption of the 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, Swimming Pool and Spa codes, and Accessible and Usable Building and Facilities, ICC A117.1, 2017 Edition, in addition to the Washington State Amendments.

STAFF RECOMMENDATION: The Selah Community Development and Planning Division recommends that the Planning Commission hold the required public hearing, take public input, revise the draft amendments as necessary and forward the Planning Commission's recommendation to the Selah City Council for final consideration.

PURPOSE AND DESCRIPTION OF THE PROPOSED AMENDMENTS: The purpose of the proposed amendments are to consider the adoption of 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, Swimming Pool and Spa codes, and Accessible and Usable Building and Facilities, ICC A117.1, 2017 Edition, in addition to the Washington State Amendments. as part of the City's Title 11 Regulation of Building Codes and Standards. Adoption of these codes will effectively update the City's building codes to ensure that the city's building regulations adequately protects the public health, safety and welfare; provides provisions that do not unnecessarily increase construction costs, and provides for provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

PROPOSED AMENDMENTS:

TITLE 11



a) 11.02.010 - International Codes Adopted

Adoption of 2021 codes:

- (1) The International Building Code, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (2) The International Residential Code, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (3) The Washington State Energy Code, 2021 Edition, as adopted and amended by the state of Washington or as may be hereafter amended.
- (4) The International Mechanical Code, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (5) The International Existing Building Code, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (6) The International Property Maintenance Code, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (7) The Uniform Plumbing Code, 2021 Edition, published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the state of Washington or as may be hereafter amended.
- (8) The International Fire Code, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (9) The International Fuel Gas Code, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (10) The International Swimming Pool and Spa, 2021 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (11) The Accessible and Usable Buildings and Facilities, ICC A117.1-2017 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.

b) 11.04.040 - Board of Appeals

Amendment of Section 113 of the 2021 IBC to allow for Selah Board of Appeals process.

- c) **11.05.010 – Adoption of International Building Code, 2021 Edition and Appendices J and G**
Adoption of 2021 International Building Code, 2021 Edition and Appendices J Grading and G Flood Resistant Construction.

- d) **11.05.020 - Adoption of International Residential Code, 2021 Edition and Appendices F, L, and Q.**
Adoption of International Residential Code, 2021 Edition and Appendices F Radon Control Methods, L Permit Fees, and Q Tiny Houses.

- e) **11.07.010 – Adoption of International Mechanical Code, 2021 Edition.**
Adoption of 2021 codes.

- f) **11.08.010 – Adoption of International Fuel Gas Code, 2021 Edition.**
Adoption of the 2021 codes.

- g) **11.09.010 – Adoption of Uniform Plumbing Code, 2021 Edition.**
Adoption of 2021 codes.

- h) **11.09.030 – Adoption of 2021 Uniform Plumbing Code appendices.**
Adoption of Uniform Plumbing Code, 2021 Edition Appendices:

 - Appendix A – Rules for Sizing Water Systems;

 - Appendix B – Combination Waste and Vent Systems;

 - Appendix I – Installation Standards.

- i) **11.09.40 – Adoption of 2021 Uniform Plumbing Code Fees.**
Adopt 2021 codes.

- j) **11.10.010 – Adoption of International Fire Code, 2021 Edition, and Appendices A, B, C, D, and I.**
Adoption of International Fire Code, 2021 Edition, and Appendices A Board of Appeals, B Fire-Flow Requirements for Buildings, C Fire Hydrant Locations and Distribution, D Fire Apparatus Access Roads, and I Fire Protection Systems-Noncompliant Conditions.

- k) **11.10.020 – Terminology/amended definitions.**
Update to 2021 code language.

- l) **11.10.040- Amendment to International Fire Code.**
Adoption of amendments to the 2021 International Fire Code to be consistent with local codes.

- m) **11.12.010 – Adoption of International Existing Buildings Code, 2021 Edition.**
Adopt 2021 codes.

- n) **11.13.010 – Adoption of Washington State Energy Code, 2021 Edition.**

Adopt 2021 codes.

o) 11.14.010 – Adoption of International Property Maintenance Code, 2021 Edition.

Adopt 2021 codes.

p) 11.30.010 – Fire Hydrants: Statement of Purpose.

Updating to reflect adoption of 2021 International Fire Code.

ANALYSIS OF PROPOSED AMENDMENTS: The City of Selah last adopted the International Building and Fire Codes in 2018 to ensure that the city’s building regulations adequately protect the public health, safety and welfare; provide provisions that do not unnecessarily increase construction costs, and provides for provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

In 2019, the International Code Council updated its 2018 International Codes to version 2021 to ensure that building trends, practices, materials, construction methods, and codes remain current with industry standard, which became effective for jurisdictions to utilize in March of 2021. As the city desires to ensure that its building, energy, mechanical, property maintenance, plumbing, and fire codes are current to industry standards, this action includes updates to Title 11 to adopt the 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas Code, International Swimming Pool and Spa, and Accessible and Usable Buildings and Facilities, ICC A117.1-2017 Edition as part of the City’s Title 11 Regulation of Building Codes and Standards.

ENVIRONMENTAL REVIEW (SEPA): Environmental review for this action is not required as the adoption of building codes is exempt from environmental review under WAC 197-11-800 (19).

PUBLIC NOTICE: Notice of Public Hearing and legal publication occurred in the Yakima Herald Republic on March 29, 2024, and was posted on the city’s web site greater than ten days prior to the Planning Commission hearing.

The planning commission held a public meeting on the draft Title 11 amendments on April 2, 2024.

PUBLIC & AGENCY COMMENTS: As of the date of this report, no public comments were received on the proposed amendments.

CONCLUSIONS:

1. RCW Chapters 3A.12, 35A.11.020 and 36.43 authorize municipalities within the State of Washington to; (1) adopt standard building codes; (2) provide for their administration and enforcement; (3) amend or limit the applicability of such codes as authorized by law; (4) set fees within the codes; and (5) provide that any violation of the provisions of said codes as adopted shall constitute a misdemeanor.

2. The International Code Council has released its 2021 International Codes, which include revisions to the 2018 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, Swimming Pool and Spa codes, and Accessible and Usable Building and Facilities, ICC A117.1, 2017 Edition, in addition to the Washington State Amendments. These codes are founded on principals intended to establish provisions that are consistent with the scope of a building code that adequately protects the public health, safety and welfare; provides provisions that do not unnecessarily increase construction costs, and provides for provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.
1. The public use and interest will be served.
2. Environmental Review for the adoption of the 2021 International Codes is not required as the adoption of building codes is exempt from environmental review under WAC 197-11-800 (19).
3. Public notice of the public hearing was published in the official newspaper a minimum of 10-days prior to the Planning Commission's public hearing.

RECOMMENDATION: Staff recommends **APPROVAL** and **ADOPTION** of the 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, Swimming Pool and Spa codes, and Accessible and Usable Building and Facilities, ICC A117.1, 2017 Edition, in addition to the Washington State Amendments to the City of Selah's Title 11 Regulation of Building Codes and Standards.

Chapter 11.02

ADOPTION OF INTERNATIONAL CODES AND STANDARDS

Sections:

- 11.02.010** **International codes adopted – Terminology and standards, 201821–
Edition.**
- 11.02.020** **Terminology in International Codes.**
- 11.02.030** **Priorities.**

11.02.010 International codes adopted – Terminology and standards, 201821 Edition.

Except as amended by other chapters of this title, the following international codes are adopted by the city:

- (1) The International Building Code, 201821 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (2) The International Residential Code, 201821 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (3) The Washington State Energy Code, 201821 Edition, as adopted and amended by the state of Washington or as may be hereafter amended.
- (4) The International Mechanical Code, 201821 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (5) The International Existing Building Code, 201821 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.
- (6) The International Property Maintenance Code, 201821 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.



(7) The Uniform Plumbing Code, 20~~18~~21 Edition, published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the state of Washington or as may be hereafter amended.

(8) The International Fire Code, 20~~18~~21 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.

(9) The International Fuel Gas Code, 20~~18~~21 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.

(10) The International Swimming Pool and Spa, 20~~18~~21 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.

(11) The Accessible and Usable Buildings and Facilities, ICC A117.1, 20~~09~~17 Edition, published by the International Code Council as adopted and amended by the state of Washington or as may be hereafter amended.

11.04.040 Board of appeals.

Section 113 of the International Building Code, 20~~18~~21 Edition, is amended to read as follows:

Section 113.3 Qualifications. The board of appeals shall consist of five (5) members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The Building Official shall be an ex officio member of and shall act as secretary to said Board but shall have no vote on any matter before the Board. The Board of Appeals shall be appointed by the Mayor and shall hold office at the Mayor's pleasure. The term of appointment of Board members shall be concurrent with the effective dates of this ordinance. The Board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official. The appellant shall cause to be made at his own expense any tests or research required by the Board to substantiate claims.

Chapter 11.05

BUILDING CODE AND RESIDENTIAL CODE

Sections:

11.05.010 **Adoption of International Building Code, 2018~~21~~ Edition.**

11.05.020 **Adoption of International Residential Code, 2018~~21~~ Edition.**

11.05.010 Adoption of International Building Code, 2018 Edition.

The International Building Code, 2018~~21~~ Edition, including Appendices J, and G, as published by the International Code Council, and as amended by the State Building Code Council and adopted by the state of Washington, of which there is no less than one copy on file with the office of the city clerk, is adopted as the city's building code for the regulation and governing of the conditions and maintenance of all property, buildings and structures; by providing for 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 that are unfit for human occupancy and use and the demolition of such structures; providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, penalties, conditions and terms of the building code on file with the office of the city clerk are referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

11.05.020 Adoption of International Residential Code, 2018~~21~~ Edition.

The International Residential Code, 2018~~21~~ Edition, including its Appendix Chapter AF, AL, and AQ as published by the International Code Council and as amended by the State Building Code Council and adopted by the state of Washington, of which there is no less than one copy on file with the office of the city clerk, is adopted as the city's residential code for the regulation and governing of construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, penalties, conditions and terms of the residential code on file with the office of the city clerk are referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

Chapter 11.07

MECHANICAL CODE

Sections:

11.07.010 **Adoption of International Mechanical Code, 20~~18~~21 Edition.**

11.07.010 Adoption of International Mechanical Code, 20~~18~~21 Edition.

The International Mechanical Code, 20~~18~~21 Edition, including its Appendix Chapters, as published by the International Code Council and as adopted and maintained by the State Building Code Council in Chapter [51-52](#) WAC, and adopted by the state of Washington, of which there is no less than one copy on file with the office of the city clerk, is adopted as the city's mechanical code for the regulation and governing of the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems; providing for the issuance of permits and collection of fees therefor, and each and all regulations, provisions, penalties, conditions and terms of the mechanical code on file with the office of the city clerk are referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

Chapter 11.08

INTERNATIONAL FUEL GAS CODE

Sections:

11.08.010 **Adoption of the International Fuel Gas Code, 20~~21~~ Edition.**

11.08.010 Adoption of the International Fuel Gas Code, 20~~18~~21 Edition.

The International Fuel Gas Code, 20~~18~~21 Edition, as published by the International Code Council, Inc., and as adopted and maintained by the State Building Code Council in WAC [51-52-21000](#), of which there is no less than one copy on file with the office of the city clerk, is adopted as the city of Selah's fuel gas code for the regulation and governing of the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or

maintenance of fuel gas piping systems, providing for the issuance of permits and collection of fees therefor, and each and all regulations, provisions, penalties, conditions and terms of said fuel gas code on file with the office of the city clerk are hereby referred to, adopted and made a part hereof, as if fully set forth in this chapter.

Chapter 11.09 PLUMBING CODE

Sections:

11.09.010 **Adoption of Uniform Plumbing Code, 201821 Edition.**

11.09.030 **Adoption of appendices.**

11.09.040 **Fees.**

11.09.010 Adoption of Uniform Plumbing Code, 201821 Edition.

The Uniform Plumbing Code, 201821 Edition, of the International Association of Plumbing and Mechanical Officials, excluding Chapters 12 and 14, but including IAPMO installation standards and appendices thereto, consisting of Appendix A, "Rules for Sizing the Water Systems," Appendix B, "Combination Waste and Vent Systems," and Appendix I, "Installation Standards," as adopted by the state of Washington in Chapter 51-56 WAC, of which there is no less than one copy on file with the office of the city clerk, is adopted as the city of Selah's plumbing code for the regulation and governing of the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems, providing for the issuance of permits and collection of fees therefor, and each and all regulations, provisions, penalties, conditions and terms of said plumbing code on file with the office of the city clerk are hereby referred to, adopted and made a part hereof, as if fully set forth in this chapter.

11.09.030 Adoption of appendices.

The following appendices and standards of the 201821 Edition of the Uniform Plumbing Code are specifically adopted:

Appendix A – Rules for Sizing Water Systems;

Appendix B – Combination Waste and Vent Systems;

Appendix I – Installation Standards.

11.09.040 Fees.

Table No. 1-1, Plumbing Permit Fees of the Uniform Plumbing Code, 20~~18~~21 Edition, is amended as established in Chapter [20.24](#). Except for the schedule of fees as established in Chapter [20.24](#), Section 104.5 of the Uniform Plumbing Code, 20~~18~~21 Edition, shall remain in full force and effect.

Chapter 11.10 FIRE CODE

Sections:

- 11.10.010 Adoption of International Fire Code, 20~~18~~21 Edition.**
- 11.10.020 Terminology/amended definitions.**
- 11.10.030 Enforcement and administration.**
- 11.10.040 Amendment to International Fire Code.**
- 11.10.050 Fire and life safety permit, plan check, fire alarm and fire protection – System permit requirements and fees.**
- 11.10.060 Removal of debris after fire.**
- 11.10.070 Violation – Penalties.**

11.10.010 Adoption of International Fire Code, 20~~18~~21 Edition.

The International Fire Code, 20~~18~~21 Edition, including Appendix Chapters A, B, C, D, and I, as published by the International Code Council, and as amended by the State Building Code Council and adopted by the state of Washington in Chapter [51-54](#) WAC, of which there is no less than one copy on file with the office of the city clerk, is adopted as the city of Selah's fire code. Each and all

regulations, provisions, penalties, conditions and terms of said fire code on file with the office of the city clerk are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

11.10.020 Terminology/amended definitions.

Notwithstanding the definitions contained in the International Fire Code adopted by reference in this title and except as otherwise provided in this chapter, all references in the provisions of such code to the "jurisdiction" shall be construed as the city of Selah, references to the "administrator" shall be construed as the city of Selah city council, references to the "fire department" shall mean the Selah fire department of the city of Selah, references to the "chief" shall be construed as the fire chief for the Selah fire department, references to the "fire code official" shall be construed as the "department of fire prevention" which is actively assigned duties of administering and enforcing the provisions of the International Fire Code adopted by this chapter.

For purposes of the enforcement by the county and its personnel of Section 1001.6 of the International Fire Code, 2018~~21~~ Edition, the term "fire department" shall also mean the fire protection district with jurisdiction, and the word "chief" shall also mean the appropriate official of such district.

11.10.040 Amendment to International Fire Code.

(a) Section 104, General, of the International Fire Code, 2018~~21~~ Edition, is hereby amended to add Section 104.1.2, Authority of Fire Code Officials to Exercise Powers of Police Officers, to read as follows:

104.1.2. Authority of Fire Code Officials to Exercise Powers of Police Officers. The Chief of the Fire Department and Fire Code Official or authorized representatives, shall have the powers of a police officer in performing their respective duties under this code.

Section 104, General, of the International Fire Code, 2018~~21~~ Edition, is hereby amended to add Section 104.1.3, Authority and Duty of Police Personnel to Assist in Enforcing This Code, to read as follows:

104.1.3. Authority and Duty of Police Personnel to Assist in Enforcing this Code. Whenever requested to do so by the Chief of the Fire Department or Fire Code Official or one of their authorized representatives, the Chief of Police shall assign such available police officers as in his discretion may be necessary to assist the Fire Department in enforcing the provisions of this Code.

Section 104.10, Fire investigations, of the International Fire Code, 2018~~21~~ Edition, is hereby amended to read as follows:

104.10 Fire investigations. The Fire Chief, the fire department or other responsible authority shall have the authority to investigate the cause, origin and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall be subject to the procedures and provisions of the Public Records Act, Chapter [42.56.270](#) RCW. The Fire Department shall investigate promptly the cause, origin and circumstances of each and every fire occurring in the municipality involving loss of life or injury to person or destruction or damage to property, and if it appears to the Chief of the Fire Department or his authorized representatives making the investigation that such fire is of suspicious origin, he shall then take immediate charge of all physical evidence relating to the cause of the fire and shall pursue the investigation to its conclusion. The Chief of the Fire Department or his authorized representatives shall make a report in writing of all facts and findings relative to each investigation. The Police Department shall assist the Fire Department in its investigations whenever requested to do so, unless otherwise directed by the Chief of Police.

(b) Section 106.1, Inspection authority, of the International Fire Code, 2018~~21~~ Edition, is hereby amended to read as follows:

106.1 Inspection authority. The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with Section 104.3 for the purpose of enforcing this code. Subject to the availability of sufficient budgeted funds and/or personnel, the fire prevention bureau or person authorized representatives may inspect annually, or as often as may be practicable, all buildings and premises, including such other hazards or appliances, as the fire prevention bureau or any authorized representatives may designate for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this Code and of any other law or standard affecting fire safety.

(c) Section 503, Fire Department Access, of the International Fire Code, 2018~~21~~ Edition, is hereby amended to read as follows:

503.2.1 Dimensions: Fire apparatus access ways can be narrowed to 15 feet wide for access to no more than 6 living units, that are single story in height and not more than 150 feet from an approved City street.

503.2.7 Grade: The gradient for a fire apparatus access shall not exceed 14% after the first 50 feet.

(d) Section 507, Fire Protection Water Supplies, of the International Fire Code, 2018~~21~~ Edition, is hereby amended to read as follows:

507.5.1 Required: shall comport with Selah Municipal Code Chapter [11.30](#) Fire Hydrants. In the event of conflict in any provision of Section 507.5.1 with Selah Municipal Code Chapter [11.30](#), the provisions of Chapter [11.30](#) shall apply.

(e) *Amendment to Section 315.3, Outside Storage.* Section 315.3 shall comport with Selah Municipal Code Chapter [2.04](#), Storage of Fruit and Vegetable Containers. In the event of conflict in any provision of Section 315.3 with Chapter [2.04](#), the provisions of Chapter [2.04](#) shall apply.

Chapter 11.11

MOBILE HOMES AND MANUFACTURED HOMES

Sections:

11.11.010	General installation requirements.
11.11.020	Installation permits.
11.11.030	Permit fees.
11.11.040	Inspections.
11.11.050	Building site preparation.
11.11.060	Foundation system footings.
11.11.070	Foundation skirting.

11.11.050 Building site preparation.

A manufactured home may not be installed at a building site unless the ground at the site has adequate load-bearing ability to meet the support requirements of Section R401 of the 2015~~21~~ [International Residential Code](#). A manufactured home site must be prepared per the manufacturer's installation manual or per ANSI A225.1 – 1994 Edition, Section 3. The installer or, if the building site is in a mobile home park, the park owner must ensure that the ground on which the manufactured home is to be installed has been improved as necessary to provide a proper base for the

manufactured home and that the area beneath the manufactured home has adequate drainage. To provide adequate drainage, the installer may need to slope the finish grade or install drain tile.

Chapter 11.12

EXISTING BUILDINGS

Sections:

11.12.010 **International Existing Building Code, 201821 Edition.**

11.12.010 **International Existing Building Code, 201821 Edition.**

The International Existing Building Code, 201821 Edition, as published by the International Code Council, and as amended by the State Building Code Council and adopted by the state of Washington in Chapter [51-50](#) WAC, Section [51-50-480000](#) et seq., of which there is no less than one copy on file with the office of the city clerk, is adopted as the city's building code for the regulation and governing the repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings; providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, penalties, conditions and terms of the existing building code on file with the office of the city clerk are referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

Chapter 11.13

ENERGY CONSERVATION CODE

Sections:

11.13.010 **Adoption of Washington State Energy Code, 201821 Edition.**

11.13.010 Adoption of Washington State Energy Code, 201821 Edition.

The International Energy Conservation Code, 201821 Edition, including its Appendix Chapters, as published by the International Code Council and as amended by the State Building Code Council and adopted by the state of Washington as its "Washington State Energy Code" in Chapter [51-11R WAC](#), Section [51-11R-10000](#) et seq., of which there is no less than one copy on file with the office of the city clerk, is adopted as the city's energy conservation code for the regulation and governing of energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems; providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, penalties, conditions and terms of the energy conservation code on file with the office of the city clerk are referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

Chapter 11.14

PROPERTY MAINTENANCE CODE

Sections:

11.14.010 Adoption of International Property Maintenance Code, 201821 Edition.

11.14.010 Adoption of International Property Maintenance Code, 201821 Edition.

The International Property Maintenance Code, 201821 Edition, as published by the International Code Council, of which there is no less than one copy on file with the office of the city clerk, is adopted as the city's property maintenance code for the regulation and governing of 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 demolition of existing structures; providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, penalties, conditions and terms of the property maintenance code on file with the office of the city clerk are referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

DATE: MARCH 11, 2024
TO: Simon Sizer – Yakima Herald Republic
FROM: Jeff Peters, Community Development Supervisor
SUBJECT: Notice of Public Hearing
PUBLICATION DATE: MARCH 21, 2024

CITY OF SELAH NOTICE OF PLANNING COMMISSION OPEN RECORD PUBLIC

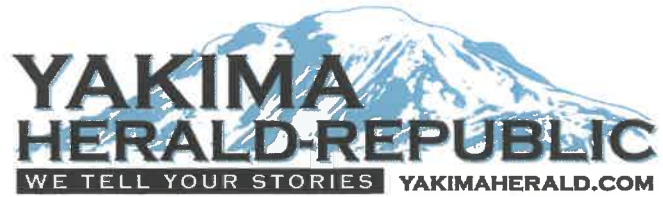
HEARING: Application: Adoption of the 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, A117.1 Accessibility Standards, and Swimming Pool and Spa codes, in addition to the Washington State Amendments. These standards apply to all areas in the City limits.

Open Record Public Hearing: Notice is hereby given that on Tuesday, April 2, 2024, commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA regarding consideration for adoption of Adoption of the 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, A117.1 Accessibility Standards, and Swimming Pool and Spa codes, in addition to the Washington State Amendments. All interested persons may appear and provide testimony on the application. At the conclusion of the public hearing the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the 2021 International Building Codes. Copies of the 2021 International Building Codes adoption ordinance are available for public inspection during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural questions.
Dated this 21st day of March, 2024. /s/ Jeff Peters, Community Development Supervisor



Yakima Herald-Republic

PO Box 9668
Yakima, WA 98909



City Of Selah
Jeff Peters
115 W Naches Avenue
Selah, WA 98942
USA

Order Confirmation	
Order #:	74687
Order Ref #:	
Date:	3/11/2024
Advertiser #:	23209
Advertiser Name:	City Of Selah
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

\$ 124.25

Ad No.	Date	Description	Position	Format
410321	3/21/2024	CITY OF SELAH NOTICE OF PLANNING COMMISSION OPEN RECORD PUBLIC HEARING: Application: Adoption of the 2021 International Building	Yakima Herald Republic Broadsheet - CL-Legals	1.67 x 8.87 in x 1.0000 col.
410322	3/21/2024	CITY OF SELAH NOTICE OF PLANNING COMMISSION OPEN RECORD PUBLIC HEARING: Application: Adoption of the 2021 International Building	Yakima Herald Republic CL Online - CL-Legals	1.67 x 8.87 in x 1.0000 col.

Summary	
Total Net Amount	\$ 124.25
Taxes	\$ 0.00
Total Amount	\$ 124.25

Remittance Address:

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909
Tel: (206) 464-2550

Yakima Herald-Republic

PO Box 9668
Yakima, WA 98909



Classified Category: Legals|Public Notices

**CITY OF SELAH NOTICE OF
PLANNING COMMISSION
OPEN RECORD PUBLIC**

HEARING: Application:
Adoption of the 2021
International Building,
Residential, Energy,
Mechanical, Existing Building,
Property Maintenance,
Uniform Plumbing, Fire, Fuel
Gas, A117.1 Accessibility
Standards, and Swimming
Pool and Spa codes, in
addition to the Washington
State Amendments. These
standards apply to all areas in
the City limits.

**Open Record Public
Hearing:** Notice is hereby
given that on Tuesday, April 2,
2024, commencing at 5:30
P.M., or as soon thereafter as
practical, the City of Selah
Planning Commission will
conduct an open record public
hearing in the Council
Chambers, Selah City Hall,
115 W. Naches Ave. Selah,
WA regarding consideration
for adoption of Adoption of the
2021 International Building,
Residential, Energy,
Mechanical, Existing Building,
Property Maintenance,
Uniform Plumbing, Fire, Fuel
Gas, A117.1 Accessibility
Standards, and Swimming
Pool and Spa codes, in
addition to the Washington
State Amendments. All
interested persons may
appear and provide testimony
on the application. At the
conclusion of the public
hearing the Planning
Commission will consider the
matter and issue a
recommendation to the City
Council for approval, approval
with conditions, or denial of
the 2021 International Building
Codes.

Copies of the 2021
International Building Codes
adoption ordinance are
available for public inspection
during regular business hours
at the Planning Department at
222 South Rushmore Road,
Selah, Washington 98942.

The staff report will be
available approximately one
week before the hearing.
Contact the Planning
Department with project,
procedural questions.
Dated this 22nd day of March,
2024 /s/ Jeff Peters,
Community Development
Supervisor.

(74687) March 21, 2024

AFFIDAVIT OF PUBLICATION

Jeff Peters
City Of Selah
115 W Naches Avenue
Selah WA 98942

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

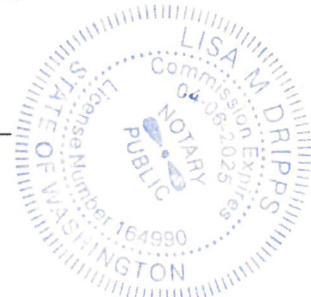
The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

03/21/2024

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on March 21, 2024
Lisa M. Driggs

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima



Publication Cost: \$124.25
Order No: 74687
Customer No: 23209
PO #:



**CITY OF SELAH NOTICE OF
PLANNING COMMISSION
OPEN RECORD PUBLIC**

HEARING: Application:

Adoption of the 2021 International Building, Residential, Energy, Mechanical, Existing Building, Property Maintenance, Uniform Plumbing, Fire, Fuel Gas, A117.1 Accessibility Standards, and Swimming Pool and Spa codes, in addition to the Washington State Amendments. These standards apply to all areas in the City limits.

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Copies of the 2021 International Building Codes adoption ordinance are available for public inspection during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942.

The staff report will be available approximately one week before the hearing.

Contact the Planning Department with project, procedural questions.

Dated this 22nd day of March, 2024 /s/ Jeff Peters,
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Supervisor.

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