

Chapter 15.08

BUILDING INSPECTOR AND PERMITS

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15.08.010 Reserved.

15.08.020 Permit required.

Prior to the commencing of any of the following work, the owner or his agent shall obtain a valid permit from the municipal building inspector:

- A. New buildings;
- B. Additions that increase the physical dimensions of a building including decks;
- C. Alterations to the building structure, cost shall include market labor value, or alterations to the building's heating, electrical or plumbing systems;
- D. Replacement of major building equipment including furnaces, and central air conditioners. Water heaters and any other major piece of equipment shall require a permit. Plumbing, venting, electrical or gas supply systems when altered shall also require permits;
- E. Exempted are finishing of interior surfaces, installation of cabinetry, and minor repair as deemed by the building inspector.
- F. Any electrical wiring for new construction or remodeling;
- G. Any HVAC for new construction or remodeling;

H. Any plumbing for new construction or remodeling.

15.08.030 Building/electrical/plumbing inspector.

A. Contracted. The building inspector shall be contracted by the municipality. The building inspector shall be certified for inspection purposes by the department as required by WAC Comm 50.21.

B. Subordinates. The building inspector may employ at his expense, as necessary, subordinate, mechanical inspectors. Any subordinate hired to inspect buildings shall be certified as required by WAC Comm 50.21.

C. Duties. The inspector shall administer and enforce all provisions of this title.

D. Powers. The inspector or an authorized certified agent may at all reasonable hours enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work. No person shall interfere with or refuse to permit access to any such premises to the inspector or his/her agent while in the performance of his/her duties.

E. Inspections. The following inspections shall be requested forty-eight (48) hours in advance by the applicant/contractor or property owner as applicable.

1. Footing/foundation;
2. Rough carpentry, HVAC, electric and plumbing;
3. DRAINTILE/basement floor;
4. Underfloor plumbing/electric;
5. Insulation;
6. Final carpentry, HVAC, electric and plumbing;
7. Erosion control.

Failure to request any inspection will be the responsibility of the contractor and/or property owner.

F. Records. The inspector shall perform all administrative tasks required by the department under all codes covered in Section 15.04.040. In addition, the inspector shall keep a record of all applications for permits and shall number each permit in the order of its issuance. (Editorially amended during 2001 codification; Ord. dated 5/11/95 (part): prior code § 14.015(7))

15.08.040 Submission of plans.

Two sets of building plans shall be submitted to the inspector for any work which expands the size of a building, any new building or as required by the inspector. If a new building or building addition is proposed, then a plot plan showing such proposed work and existing buildings and property lines shall be submitted. A third set of plans may be requested at the discretion of the building inspector for the assessor. (Ord. dated 5/11/95 (part): prior code § 14.015(8))

15.08.050 Issuance of permit.

The inspector shall issue the requested permit after all state, county and local submission requirements are satisfied. If a permit card is issued, it shall be posted at the job site in a visible location from the street. Permits for new construction are valid for two years. All other permits are valid for 18 months. (Ord. dated 5/11/95 (part): prior code § 14.015(9))

15.08.060 Occupancy permit.

A. No residential, commercial or multifamily building or structure or any part thereof shall hereafter be built, enlarged or demolished within the municipality or occupied unless an occupancy permit therefore shall first be obtained by the owner or his agent from the town building inspector. Prior to the issuance of any occupancy permit for commercial or multifamily, the town fire department and

building inspector may conduct an inspection of the building or structure for the purpose of determining compliance with the code of ordinances and the building code.

B. If no noncompliances are found by the building inspector, then the inspector shall issue an occupancy permit. If minor noncompliances, other than health or safety items are in existence, the inspector may issue a temporary occupancy permit for a specified term. Occupancy may not be taken until an occupancy permit is issued. The building inspector may order removal of any persons in violations of this section until the noncompliances have been addressed. (Ord. dated 9/22/05; Ord. dated 9/94; Ord. dated 5/11/95 (part); prior code §§ 14.015(13) and 14.02(4))

15.08.070 Stop work order.

The inspector may issue a stop work order for a project to prevent further noncomplying work. (Ord. dated 5/11/95 (part): prior code § 14.015(18))

15.08.080 Fees.

Fees to be established by resolution. (Ord. dated 5/10/07)