
Local Government Committee

HB 2767

Brief Description: Exempting specialty agricultural structures from building code requirements.

Sponsors: Representatives Blake, Kretz, Grant, VanDeWege, Orcutt, McCoy, Hailey, Pettigrew, Kenney, Loomis, Pearson and Newhouse.

Brief Summary of Bill
<ul style="list-style-type: none">Exempts specialty agricultural buildings constructed on a commercial agricultural operation from the state building code.

Hearing Date: 1/31/08

Staff: Ethan Moreno (786-7386).

Background:

The State Building Code Council (Council) was created by statute in 1974 to provide analysis and advice to the Legislature and the Governor's Office on state building code issues. The Council establishes the minimum building, mechanical, fire, plumbing, and energy code requirements in Washington by reviewing, developing, and adopting the state building code. The State Building Code Act (Act) sets forth requirements through the provision of building codes to promote the health, safety, and welfare of the occupants or users of buildings and structures throughout the state.

The Act consists of regulations adopted by reference from the International Building Code (IBC), the International Residential Code (IRC), the International Mechanical Code (IMC), the National Fuel Gas Code, the International Fire Code (IFC), and the Uniform Plumbing Code and Uniform Plumbing Code Standards. In maintaining the Act, the Council must regularly review updated versions of the codes and other pertinent information and amend the Act as deemed appropriate by the Council. The Council may also issue opinions relating to the codes at the request of a local official charged with the duty to enforce the Act.

Summary of Bill:

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

The State Building Code Act (Act) does not apply to specialty agricultural buildings constructed on a commercial agricultural operation. Specialty agricultural structures are structures that are designed and constructed to house farm equipment, hay, grain, poultry, livestock, or other horticultural products. "Commercial agricultural operation" is defined as an operation that generates an average of at least \$10,000 gross income per year from the sale of agricultural products. Human habitation, public use, and employment where agricultural products are processed, treated, or packaged are not permitted uses of a specialty agricultural building.

Specialty agricultural buildings are exempt from permit requirements under the Act but are subject to setback requirements established by the local jurisdiction and utility easements.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.