

**Chapter 51-16 WAC**  
**STATE BUILDING CODE GUIDELINES**

**Last Update:** 12/13/91

**WAC**

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**DISPOSITION OF SECTIONS FORMERLY CODIFIED IN THIS CHAPTER**

51-16-040 Uniform Mechanical Code. [Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-040, filed 12/1/88, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-040, filed 11/26/85, effective 6/11/86.] Repealed by WSR 92-01-069, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139.

51-16-050 Uniform Fire Code and Uniform Fire Code Standards. [Statutory Authority: Chapters 19.27, 19.27A and 70.92 RCW, and 1989 c 266. WSR 90-02-110, § 51-16-050, filed 1/3/90, effective 7/1/90. Statutory Authority: RCW 19.27.074. WSR 88-24-018 and 89-11-081 (Orders 88-11 and 88-11A), § 51-16-050, filed 12/1/88 and 5/23/89, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-050, filed 11/26/85, effective 6/11/86.] Repealed by WSR 92-01-069, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139.

51-16-060 Uniform Plumbing Code and Uniform Plumbing Code standards. [Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-060, filed 12/1/88, effective 7/1/89; WSR 86-24-041 (Order 86-19), § 51-16-060, filed 11/26/86, effective 4/27/87. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-060, filed 11/26/85, effective 6/11/86.] Repealed by WSR 92-01-069, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139.

51-16-070 Exceptions. [Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-070, filed 12/1/88, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-070, filed 11/26/85, effective 6/11/86.] Repealed by WSR 92-01-069, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139.

51-16-090 Submittal of proposed city or county amendments. [Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-090, filed 12/1/88, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-090, filed 11/26/85, effective 6/11/86.] Repealed by WSR 90-13-033, filed 6/13/90, effective 7/23/90. Statutory Authority: RCW 19.27.060 (7) (b).

51-16-100 Review of city and county amendments previously approved by the council. [Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-100, filed 12/1/88, effective 7/1/89.] Repealed by WSR 92-01-069, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139.

**WAC 51-16-010 Authority.** These guidelines are adopted under the authority of chapter 19.27 RCW.

[Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139. WSR 92-01-069, § 51-16-010, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-010, filed 12/1/88, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-010, filed 11/26/85, effective 6/11/86.]

**WAC 51-16-020 Purpose.** The purpose of these guidelines is to provide local governments with amendatory language for specific applications. The guidelines are not required to be adopted and enforced by local governments.

[Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139. WSR 92-01-069, § 51-16-020, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-020, filed 12/1/88, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-020, filed 11/26/85, effective 6/11/86.]

**WAC 51-16-030 Exemptions for indigent housing guidelines.** Cities and counties are permitted the option of adopting exemptions from the state building code requirements for buildings whose character of use or occupancy has been changed in order to provide housing for indigent persons. The adoption of an ordinance or resolution by cities and counties for the purpose to provide for occupancy exemptions for indigent housing as outlined in this section, shall not be considered a local government residential amendment requiring approval by the state building code council.

The guideline shall read as follows:

The character of use or occupancy of an existing building located in this state, may be changed in order to provide housing for indigent persons, without conforming to all of the requirements of the State Building Code provided that:

1. The building official has reviewed and approved the proposed exemption; and,
2. The proposed housing for indigent persons is less hazardous than the existing use; and,
3. Any code deficiencies exempted pose no threat to human life, health, or safety; and,
4. The building or buildings exempted are owned or administered by a public agency or nonprofit corporation; and,
5. The exemption is authorized for no more than five years, subject to renewal of the exemption by the building official.

[Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139. WSR 92-01-069, § 51-16-030, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.020 and 19.27.074. WSR 91-01-117, § 51-16-030, filed 12/19/90, effective 7/1/91. Statutory Authority: Chapters 19.27, 19.27A and 70.92 RCW, and 1989 c 266. WSR 90-02-110, § 51-16-030, filed 1/3/90, effective 7/1/90. Statutory Authority: RCW 19.27.074. WSR 88-24-018 and 89-11-081 (Orders 88-11 and 88-11A), § 51-16-030, filed 12/1/88 and 5/23/89, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-030, filed 11/26/85, effective 6/11/86.]

**WAC 51-16-080 Permit exemptions guideline.** Cities and counties are permitted the option of adopting a one thousand five hundred dollar building permit exemption for certain construction and alteration activities for Group R, Division 3 and Group M, Division 1 Occupancies. To adopt the permit exemption guideline, the following section of the 1991 Uniform Building Code shall be amended as follows:

(1) Section 301(b) of the Uniform Building Code shall be amended to read as follows:

(b) Exempted work. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed one hundred twenty square feet.
2. Fences not over six feet high.
3. Oil derricks.
4. Movable cases, counters, and partitions not over five feet nine inches high.
5. Retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.

6. Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons and the ratio of height to diameter or width does not exceed two to one.

7. Platforms, walks, and driveways not more than thirty inches above grade and not over any basement or story below.

8. Painting, papering, and similar finish work.

9. Temporary motion picture, television, and theater stage sets and scenery.

10. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than fifty-four inches.

11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed five thousand gallons.

12. Minor construction and alteration activities to Group R, Division 3 and Group M, Division 1 Occupancies, as determined by the building official, which the total valuation, as determined in Section 304(b) or as documented by the applicant to the satisfaction of the building official, does not exceed one thousand five hundred dollars in any twelve-month period: Provided, That the construction and/or alteration activity does not affect any structural components, or reduce existing egress, light, air, and ventilation conditions. This exemption does not include electrical, plumbing, or mechanical activities. The permit exemption shall not otherwise exempt the construction or alteration from the substantive standards of the codes enumerated in RCW 19.27.031, as amended and maintained by the state building code council under RCW 19.27.070.

Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The adoption of an ordinance or resolution by cities and counties for the purpose to provide for a permit exemption as outlined in this section, shall not be considered a local government residential amendment requiring approval by the state building code council.

[Statutory Authority: RCW 19.27.074, chapter 19.27 RCW and 1991 c 139. WSR 92-01-069, § 51-16-080, filed 12/13/91, effective 7/1/92. Statutory Authority: RCW 19.27.060 (7) (b). WSR 90-13-033, § 51-16-080, filed 6/13/90, effective 7/23/90. Statutory Authority: RCW 19.27.074. WSR 88-24-018 (Order 88-11), § 51-16-080, filed 12/1/88, effective 7/1/89. Statutory Authority: 1985 c 360. WSR 85-24-029 (Order 85-13), § 51-16-080, filed 11/26/85, effective 6/11/86.]