

**ORDINANCE NO. 1209**

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON  
ADOPTING THE PROVISIONS OF THE 2015 EDITIONS OF THE NATIONAL  
MODEL CODES AS AMENDED BY THE WASHINGTON STATE BUILDING CODE  
COUNCIL; ADOPTING THE PROVISIONS OF THE 2015 EDITIONS OF THE  
INTERNATIONAL EXISTING BUILDING CODE; ADOPTING PROVISIONS OF THE  
NATIONAL GREEN BUILDING CODE**

WHEREAS, the Washington State Building Code Council has adopted the 2012 Editions of the national model codes, with some changes to the proposed amendments; and,

WHEREAS, WAC 51-50, WAC 51-51, WAC 51-52, WAC 51-54, WAC 51-56, WAC 51-57 require all counties and cities in the State of Washington to adopt these national model codes; and,

WHEREAS, the City Council of the City of Ridgefield has determined that adoption of the 2015 Edition of the International Existing Building Code is in the interest of its citizens; and,

WHEREAS, the 2012 Edition of the International Existing Building Code provide provisions for the enforcement of building maintenance requirements; and,

WHEREAS, the City Council of the City of Ridgefield has determined that certain amendments to the 2015 Edition of the International Fire Code are necessary to protect the life, health and safety of its citizens; and,

WHEREAS, the City Council of the City of Ridgefield has determined that special conditions exist, which necessitate the inclusion of amendments to the International Fire Code, including low staffing levels on Fire District apparatus; increased hazards to life-safety relating to multiple family dwelling fires; unavoidable delays in assembling of a fire fighting force to meet Washington State's "Two Fire Fighters In/Two Fire Fighters Out" requirement, which reduces the Fire District's ability to attack fires in certain situations; and,

WHEREAS, the City Council of the City of Ridgefield is considering adoption, on a voluntary basis, of the current edition of the National Green Building Standard (ICC 700 2012) as a green building reference standard to which local builders may refer when attempting sustainable building construction; and,

WHEREAS, the City Council of the City of Ridgefield conducted a first reading of the ordinance on May 26, 2016, and waived a second reading of the ordinance;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Public Interest.** The City Council of the City of Ridgefield finds it to be in the public interest to adopt the 2015 State Building Codes for the City of Ridgefield to comply with RCW 19.27.031 (State Building Code – Adoption – Conflicts - Opinions) and to ensure that buildings, structures and developments remain safe for its citizens.

**Section 2. Adoption of 2015 National Model Codes and Optional Codes.** The City Council of the City of Ridgefield hereby adopts the 2015 Editions of the national model codes, which include the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code, International Fire Code, International Existing Building Code with amendments defined within Exhibit “A”.

**Section 3. Adoption of National Green Building Standards (ICC 700).** The City Council of the City of Ridgefield hereby adopts, to be implemented on a voluntary basis, the 2012 Edition of the National Green Building Standard (ICC 700).

**Section 4. Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**Section 5. Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid; the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

**Section 6. Applicability.** This ordinance shall be applied to all related building permit activities.

**Section 7. Effective Date.** This ordinance shall be in full force and effect as of July 1, 2016 after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON  
THIS 26<sup>th</sup> DAY OF MAY, 2016.

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Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

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Julie Basarab, City Clerk

APPROVED AS TO FORM:

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Janean Parker, City Attorney

First Reading:	May 26, 2016
Second Reading/Passage:	Waived
Date of Publication:	June 1, 2016
Effective Date:	July 1, 2016