

# 2023 Building Code Amendments

## DRAFT

Plain text = existing code with no changes  
~~Strikethrough~~ = existing code to be deleted  
Underlined = new code to be added  
~~Double Strikethrough~~ = existing code moved to another location  
Double Underline = existing code moved from another location  
*Italics* = Instructions for code reviser/reviewer

May 25, 2023 DRAFT

### Title 15 Buildings and Construction

#### Chapter 15.04 International Codes

##### 15.04.010 Title.

*No change*

##### 15.04.020 International and Uniform Codes adopted.

The following International and Uniform Codes are hereby adopted subject to any limitation, modification, or amendment provided in RCW Chapter 19.27, Title 51 WAC, and as hereinafter set forth in this Chapter:

- (1) International Building Code, ~~2021~~2018 Edition, published by the International Code Council, together with supplements and amendments thereto, including the International Existing Building Code; International Swimming Pool and Spa Code; ~~ICC A117.1-2009 Accessibility Standards~~ for Accessibility ICC A117.1-2017; International Building Code Appendices C, E, G, ~~and J~~, and P
- (2) International Residential Code for One and Two-Family Dwellings, ~~2021~~2018 Edition, except Chapters 11 and 25 through 43, published by the International Code Council, together with supplements and amendments thereto; International Residential Code Appendices ~~F and Q~~, E, Q, H, T, U, V, Y, and Z.
- (3) International Mechanical Code, ~~2018~~2021 Edition, published by the International Code Council, together with supplements and amendments thereto; including the ~~2021~~2018 International Fuel Gas Code; ~~2020~~2018-NFPA 58; and ~~2021~~2017 NFPA 54.
- (4) IAPMO Uniform Plumbing Code, ~~2021~~2018 Edition, published by the International Association of Plumbing and Mechanical Officials, together with supplements and amendments thereto; Appendices A, B, ~~and I~~, and M; provided, that Chapters 12 and ~~14~~15 are not adopted;

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provided further, that those requirements of the [IAPMO](#) Uniform Plumbing Code relating to venting and combustion air of fuel fire appliances as found in Chapter 5 and those portions of the Code addressing building sewers are not adopted.

(5) International Fire Code, ~~2021 2018~~ Edition, published by the International Code Council, together with supplements and amendments thereto; Appendices B, C, D, and ~~HK~~; ~~and the 2018 International Wildland-Urban Interface Code, and including the 2023 edition of NFPA 855, Standards for the Installation of Stationary Energy Storage Systems.~~

~~(6) International Wildland-Urban Interface Code, 2021 Edition, published by the International Code Council, together with supplements and amendments thereto.~~

~~(7) (6)~~ International Energy Conservation Code, ~~known official as Washington State Energy Code, 2021 2018~~ Edition, for residential and commercial, published by the International Code Council; together with supplements and amendments thereto, per WAC Chapters 51-11R and 51-11C.

~~(8) (7)~~ Installation of factory-built housing and commercial structures, RCW 43.22.460, together with WAC 296-150C-0540, 296-150F-0540 and the installation of manufactured and mobile homes, RCW 43.22.440 and WAC 296-150M-0650.

~~(9) (8)~~ [IAPMO](#) Uniform Green Plumbing and Mechanical Code Supplement 2012 Appendix B for potable rainwater catchment systems.

~~(10) (9)~~ International Property Maintenance Code, ~~2021 2015~~ Edition, published by the International Code Council, ~~except Sections 302 and 303, to apply to all structures except owner-occupied structures. The following Sections are hereby revised:~~

~~(a) Section 101. Insert: Skagit County.~~

~~(b) Section 103.5. Insert: Planning and Development Services adopted fee schedule.~~

~~(c) Section 602.3. Insert: January 1 to December 31.~~

In case of conflict among the codes numerated in Subsections (1) through (9) of this Section, the first named code shall govern over those following.

(Ord. O20210004 (Att. A); Ord. O20160005 (Att. A); Ord. O20130001 Attch. A (part); Ord. O20100003 Attch. 1 (part); Ord. O20070005 (part); Ord. O20040013 (part); Ord. R20020270; Ord. 17064 (part), 1998; Ord. 15818 (part), 1995; Ord. 15401 (part), 1994; Ord. 14691 (part), 1992; Ord. 14384 (part), 1992)

#### **15.04.021 Appeals**

*No change*

#### **15.04.030 Specific amendments to codes.**

Pursuant to authority granted by the Revised Code of the State of Washington under the State Building Code Act, the following amendments to the International Codes are hereby adopted and apply within this jurisdiction:

(1) Amendments to the International Residential Code (IRC).

(a) IRC Section 102.7, Existing Structures, is amended to read:

Buildings, whether previously legally permitted or not, in existence at the time of the adoption of this code may have their existing use or occupancy continued if such use or occupancy existed prior to July 1, 1989 and provided such use or occupancy is not dangerous to life. Buildings legally permitted and approved for occupancy before or after such date are considered legal at the time of the adoption of this edition of this code.

(b) IRC Section R105.2, Work Exempt From Permit, Building exception 1, is amended to read:

1. One story detached buildings 200 square feet or smaller, if all of the following are true:

- (A) The building is not used for sleeping purposes;
- (B) The building meets the setback requirements of Skagit County Code (SCC) 14.16 and the specific requirements of SCC 14.16.810;
- (C) The building is not located in a Special Hazard Flood Area, unless a flood permit has been approved;
- (D) The building is not located in a designated floodway;
- (E) The building is not located within a defined critical area or its buffer, unless critical areas review has been completed and the location has been approved; and
- (F) The building contains no plumbing, unless the water source has been approved;
- [\(G\) The building contains no heating, unless meeting the Washington State Energy Code envelope insulation requirements and a mechanical permit is obtained.](#)

(c) IRC Section R105.2, Work Exempt from Permit, Building, is amended to include:

11. Membrane structures as defined in the International Building Code if all of the following are true:

- (A) The structure is used exclusively for the protection or propagation of plants other than marijuana that are not on display for public viewing or sales.
- (B) The structure is located a minimum of 20 feet from any property line or other structure and meets the setback requirements of SCC 14.16 and the specific requirements of SCC 14.16.810.

(C) Multiple membrane structures located on the same lot and having an aggregate floor area exceeding 12,000 square feet shall maintain a minimum of 60-foot clear yards on all sides of the structure.

(D) The membrane material is less than 20 mil (0.5 mm) in thickness.

(E) The building is not located in a Special Hazard Flood Area, unless a flood permit has been approved.

(F) The building is not located in a designated floodway.

(G) The building is not located within a defined critical area or its buffer, unless critical areas review has been completed and the location has been approved.

(H) Stormwater management is installed per Chapter 14.32, Skagit County Code.

12. Work located primarily in a public way including but not limited to grading, trenching, vaults and walls, installation and maintenance of public utility towers and poles, installation and maintenance of mechanical equipment not specifically regulated in this code, underground utilities, and hydraulic flood control structures.

13. Any project, other than signs, mechanical equipment, or plumbing equipment, that has a valuation of less than \$2,500 as calculated using the method currently adopted by Skagit County.

14. Uncovered decks where all walking surfaces are no more than 30 inches above grade.

15. Wall mounted signs which project from wall no more than 6 inches.

16. Monument signs no more than 7 feet in height.

17. Replacing deck walking surfaces, ~~roof coverings~~, siding or residential windows with no modification of framing.

18. Playground equipment compliant with U.S. Consumer Product Safety Commission Public Playground Safety Handbook.

[19. Replacing or overlaying one layer of residential roof coverings \(shingles, shakes, metal\) compliant with the Wildland-Urban Interface Code.](#)

(d) IRC Section R105.5, Expiration, is amended to read:

1. Every building permit issued by the Building Official under the provisions of this code will expire by limitation and become null and void if the building or work authorized by such permit is not completed in accordance with the permitted requirements within three years of the date of issuance.

2. Any permittee may apply, in writing, for a single six-month extension in order to complete the authorized work for no additional cost. The Building Official may grant the extension if the permittee demonstrates that circumstances beyond their control have prevented the authorized work from being completed. No permit may be extended more than once.

3. Any permittee may apply, in writing, to renew a permit for an additional three-year period. The Building Official may grant the extension if the permittee demonstrates that circumstances beyond their control have prevented the authorized work from being completed. [The Building Official may impose reasonable conditions, including compliance with current code requirements prior to approval of extension.](#) If approved, the permittee shall pay the renewal fee per the currently adopted fee schedule. No permit may be renewed more than once. A new permit will be required for any portion of work that is not inspected and approved prior to expiration.

4. Every stand-alone mechanical, plumbing, and demolition permit issued by the Building Official under the provisions of this code will expire by limitation and become null and void if the work authorized by such permit is not completed in accordance with the permitted requirements within six months from the date of issuance.

(e) IRC Section R108.2, Schedule of Permit Fees, is amended to read:

Fees shall be as set forth in the fee schedule for Skagit County Planning and Development Services, adopted under separate resolution by the Skagit County Board of Commissioners.

(f) IRC Figure 301.2(6), Ground Snow Loads, of the International Residential Code is amended to include:

Buildings and structures ~~that are located in the designated "CS" zone, as shown in IBC Figure 1608.2 and IRC Figure 301.2(6),~~ must have their snow loads determined by engineered analysis in accordance with the requirements of the International Building Code or must comply with the roof snow loads as shown on the adopted snow load map for Skagit County.

The Skagit County Building Official has determined and mapped the anticipated snow loads for Skagit County. The snow loads and the snow load map of Skagit County have been reviewed by local structural and civil engineers for methodology and conformance with the 1995 Snow Load Analysis published by the Structural Engineers Association of Washington and have been found to be conforming.

(2) Amendments to the International Building Code (IBC).

(a) IBC 102.6, Existing Structures, is amended to read:

Buildings, whether previously legally permitted or not, in existence at the time of the adoption of this code may have their existing use or occupancy continued if such use or occupancy existed prior to July 1, 1989 and provided such use or occupancy is not dangerous to life. Buildings legally permitted and approved for occupancy before or after such date are considered legal at the time of the adoption of this edition of this code.

(b) IBC Section ~~R~~105.2, Work Exempt From Permit, Building exception 1, is amended to read:

1. One-story detached buildings 200 square feet or smaller, if all of the following are true:

- (A) The building is not used for sleeping purposes;
- (B) The building meets the setback requirements of Skagit County Code (SCC) 14.16 and the specific requirements of SCC 14.16.810;
- (C) The building is not located in a Special Hazard Flood Area, unless a flood permit has been approved.
- (D) The building is not located in a designated floodway;
- (E) The building is not placed within a defined critical area or its buffer, unless critical areas review has been completed and the location has been approved;
- (F) The building contains no plumbing, unless the water source has been approved;
- [\(G\) The building contains no heating, unless meeting the Washington State Energy Code envelope insulation requirements and a mechanical permit is obtained.](#)

(c) IBC Section 105.2, Work Exempt from Permit, Building, is amended to include:

14. Membrane structures as defined in the International Building Code if all of the following are true:

- (A) The structure is used exclusively for the protection or propagation of plants other than marijuana that are not on display for public viewing or sales.
- (B) The structure is located a minimum of 20 feet from any property line or other structure and meets the setback requirements of SCC 14.16 and the specific requirements of SCC 14.16.810.
- (C) Multiple membrane structures located on the same lot and having an aggregate floor area exceeding 12,000 square feet shall maintain a minimum of 60-foot clear yards on all sides of the structure.

(D) The membrane material is less than 20 mil (0.5 mm) in thickness.

(E) The building is not located in a Special Hazard Flood Area, unless a flood permit has been approved.

(F) The building is not located in a designated floodway;

(G) The building is not located within a defined critical area or its buffer, unless critical areas review has been completed and the location has been approved;

(H) Stormwater management is installed per Chapter 14.32, Skagit County Code.

15. Work located primarily in a public way including but not limited to grading, trenching, vaults and walls, installation and maintenance of public utility towers and poles, installation and maintenance of mechanical equipment not specifically regulated in this code, underground utilities, and hydraulic flood control structures.

16. Any project, other than signs, mechanical equipment, or plumbing equipment, that has a valuation of less than \$2,500 as calculated using the method currently adopted by Skagit County.

17. Uncovered decks where all walking surfaces are no more than 30 inches above grade.

~~18. Replacing or overlaying residential roof coverings (shingles, shakes, metal).~~

~~18~~<sup>19</sup>. Wall mounted signs which project from wall no more than 6 inches.

~~19~~<sup>20</sup>. Monument signs no more than 7 feet in height.

~~20~~<sup>21</sup>. Playground equipment compliant with U.S. Consumer Product Safety Commission Public Playground Safety Handbook.

~~21~~<sup>22</sup>. Self-contained cellular tower generators with no external fuel tank and located within fenced area.

(d) IBC 105.5, Expiration, is amended to read:

1. Every building permit issued by the Building Official under the provisions of this code will expire by limitation and become null and void if the building or work authorized by such permit is not completed in accordance with the permitted requirements within three years of the date of issuance.

2. Any permittee may apply, in writing, for a single six-month extension in order to complete the authorized work for no additional cost. The Building Official may grant the extension on if the permittee demonstrates that circumstances beyond their control have prevented the authorized work from being completed. No permit may be extended more than once.

3. Any permittee may apply, in writing, to renew a permit for an additional three-year period. The Building Official may grant the extension if the permittee demonstrates that circumstances beyond their control have prevented the authorized work from being completed. [The Building Official may impose reasonable conditions, including compliance with current code requirements prior to approval of extension.](#) If approved, the permittee must pay the renewal fee per the currently adopted fee schedule. No permit may be renewed more than once. A new permit will be required for any portion of work not inspected and approved prior to expiration.

(e) IBC Section 109.2, Schedule of Permit Fees, is amended to read:

Fees shall be as set forth in the fee schedule for Skagit County Planning and Development Services, adopted under separate resolution by the Skagit County Board of Commissioners.

(f) IBC Section 903.2.7, Automatic Sprinkler Systems, Group M item 4, is amended to read:

4. Where a Group M occupancy that is used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet, but not where the aggregate floor area used for display and sales of upholstered furniture is no more than 350 square feet.

(g) IBC Section 1608.2, Ground Snow Load, is amended to read:

Buildings and structures ~~that are located in the designated "CS" zone, as shown in IBC Figure 1608.2 and IRC Figure 301.2(6),~~ must have their snow loads determined by engineered analysis in accordance with the requirements of the International Building Code or must comply with the roof snow loads as shown on the adopted snow load map for Skagit County.

The Skagit County Building Official has determined and mapped the anticipated snow loads for Skagit County. The snow loads and the snow load map of Skagit County have been reviewed by local structural and civil engineers for methodology and conformance with the 1995 Snow Load Analysis published by the Structural Engineers Association of Washington and have been found to be conforming.

(h) IBC Section 3002.4, Elevator Car to Accommodate Ambulance Stretcher, is amended to read:

In all structures two or more stories in height in Group A, E, B, I, R1 and ~~R2-LC~~ occupancies where elevator cars are installed, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door including return panels, of not less than 86 inches by 54 inches (2184 mm x 1372 mm) and a minimum distance from wall to return panel of not less than 51 inches (1295 mm) with a 42 inch (1067 mm) side slide door, unless otherwise



designed to accommodate an ambulance-type stretcher 86 inches by 26 inches (2184 mm x 660 mm).

In buildings where one elevator does not serve all floors, two or more elevators may be used. The elevators shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall not be less than 3 inches (76 mm) and placed inside on both sides of the hoistway door frame. The symbol shall be placed no lower than 78 inches (1981 mm) from the floor level or higher than 84 inches (2134 mm) from the floor level.

(i) IBC Appendix J, Grading, Section J103.2, Exemptions, is amended to read:

A grading permit is not required for the following:

1. Excavation for construction of a structure permitted under this code.
2. Cemetery graves.
3. Refuse disposal sites controlled by other regulations.
4. Excavations for wells, or trenches for utilities.
5. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate, or clay controlled by other regulations, provided that such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
6. Exploratory excavations performed under the direction of a registered design professional.
7. Excavation that:
  - (A) does not obstruct natural drainage and is less than 3 feet in depth, and
  - (B) does not create a slope greater than 5 feet in height and not steeper than 1.5 feet horizontal to 1 foot vertical, and
  - (C) does not exceed 100 cubic yards of excavated material, and
  - (D) impervious area and/or land disturbance does not exceed lower thresholds for stormwater review per Chapter 14.32 SCC, and
  - (E) not within a defined critical area or its buffers, unless critical areas review of the project and the area of land disturbance has been approved.
8. Fill that:
  - (A) Does not obstruct natural drainage, and

- (B) Is less than 3 foot in depth, and
- (C) Is placed on natural terrain with a slope less than 12%, and
- (D) Does not exceed 100 cubic yards on any one lot, and
- (E) If fill is more than 1 foot in depth and will support a structure, a soils test is submitted with the building permit application showing minimum 95% compaction, and
- (F) impervious area and/or land disturbance does not exceed thresholds requiring stormwater review per Chapter 14.32 SCC, and
- (G) Floodplain compensatory storage is provided, if required by SCC 14.34.150(4), and
- (H) Is not within a defined critical area or its buffers, unless critical areas review of the project and the area of land disturbance has been approved.

9. Agricultural projects such as tilling, planting, and fertilizing.

10. Work located primarily in a public way per Section 105.2.

Exemption from the permit requirements of this appendix will 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 Skagit County.

(3) Amendments to International Fire Code (IFC).

(a) IFC Section 107.2, Inspections, is amended to include:

To help provide for a reasonable degree of safety to persons occupying existing buildings, there shall be a fire code inspection, at times determined by the Fire code official, for all Group A, B, E, F, H, I, M and S occupancies.

(b) IFC Section 202, General Definitions, is amended as follows:

Fire Chief. The director of the Planning and Development Services department or designee

Fire Code Official. The director of the Planning and Development Services department or designee.

(c) IFC Section 507.3, Fire Flow, Exceptions, is amended to include:

3. Where a public water supply is not available, fire flow may be waived for the following buildings unless required due to access grade per Skagit County Amendments to IFC Appendix D:

(i) Single family dwellings with floor area of 3,600 square feet or smaller, not including the area of any attached accessory spaces.

(ii) Residential accessory buildings, such as garages, carports, etc.

(iii) Agricultural buildings as defined by the International Fire Code, in agricultural resource lands as identified on currently adopted zoning maps.

(iv) Buildings compliant with SCC 14.16.850(6).

(v) Other buildings that comply with all of the following:

(A) Are less than 4000 sq. ft. in area

(B) Do not contain an H, A, or R occupancy group

(C) Have 30-foot clear yards on all sides

(D) Located in a rural area where fire flow is not practical

(d) IFC Appendix C, Fire Hydrant Locations and Distribution, Table C102.1, Required Number and Spacing of Fire Hydrants, footnote c, is amended as follows:

c. Where new water mains are upgraded or extended along streets or roads where hydrants are not otherwise required by other sections of code or by the Skagit PUD #1 Water System Plan, hydrants shall be installed for fire apparatus use at major roadway intersections wherever practical, and the distance between hydrants shall not exceed one mile.

~~(e) IFC Appendix D, Fire Apparatus Access Roads, Section D101.1, General—Scope, is amended to read:~~

~~(e)~~ IFC Appendix D, Fire Apparatus Access Roads, Section D102.1, Required Access—Access and Loading, is amended to include:

~~Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when the facility is in excess of 150 feet from fire apparatus access. Such fire apparatus roads shall extend to within 150 feet of the facility, buildings or portions of buildings.~~

(f) IFC Appendix D, Fire Apparatus Access Roads, Section D103.1, Access road width with hydrant, is amended to read:

Section D103.1 Minimum specifications for driveways and roads serving one or two residential lots

(A) Driveways where a building is less than 150 feet from an approved access road meeting Section D103.2 of this code have no specific requirements.

(B) Driveways that are 150 feet or more in length and serve one or two residential lots must meet the following standards:

(1) Width: 12 feet of driving surface with turnouts located every 300 feet. Driveway width at turnouts shall be increased to 20 feet wide for a distance of not less than 30 feet to allow vehicles to pull over and emergency vehicles to proceed.

(2) Vertical clearance: An unobstructed vertical clearance of not less than 13 feet 6 inches shall be provided.

(3) Driveway Surface and Grade: Shall be able to support the imposed loads of all fire apparatus and shall be surfaced to provide all-weather driving capabilities, using a material such as concrete, asphalt, or gravel as approved by the fire code official.

(a) Where grades are not steeper than 12%, the driving surface must be gravel, concrete, asphalt or equivalent.

(b) Where grades are steeper than 12% and are 14% or less, the driving surface must be concrete, asphalt, or equivalent. Exception: If a NFPA 13D fire suppression system is installed within the dwelling, the driving surface may be gravel.

(c) Where grades are steeper than 14% and are 16% or less, an NFPA 13D fire suppression system is required for each residence. The driveway must be gravel, concrete, asphalt or equivalent.

(d) Where grades are steeper than 16%, an NFPA 13D fire suppression system and a 10,000-gallon water storage tank with a dry hydrant is required for each residence. The driveway must be gravel, concrete, asphalt or equivalent.

(4) Turning radius for turns along the length of driveway: A minimum of 28 feet of inside radius and 50 feet of outside radius is required.

(5) Dead end driveways in excess of 150 feet in length must provide an approved area for turning around fire apparatus. At fire code official's discretion, turn around area may not comply with all criteria identified in Appendix D.

(6) Bridges must meet Skagit County Public Works Department Road Standards and the International Fire Code Section 503.2.6.

(7) These standards apply to all building permits and are the minimum for building permit purposes. County platting standards may exceed these standards, and these standards are in no way intended to eliminate the need for full compliance with land division requirements.

(8) The fire code official may make modifications to these standards if the road is not buildable because of topography, waterways, non-negotiable grades, or similar conditions. These modifications are based on:

(a) The building being protected by NFPA 13D Automatic Sprinkler Systems.

(b) Additional fire protection as required by the fire code official.

(c) Exceptions may be made for minor additions or accessory buildings when in the opinion of the fire code official the addition or accessory building will not increase risk to life safety.

(9) For roads accepted or platted by Skagit County prior to June 11, 1990, these standards may be modified by the fire code official provided that, in the fire code official's opinion, firefighting or rescue operations would still be possible.

(10) On lots not in a fire district and accessible only by water, the access road requirement may be waived if the project meets all of the other requirements of Skagit County Unified Development Code to qualify for a building permit.

(11) Emergency vehicle access roads or driveways shall not be obstructed in any manner, including the parking of vehicles. Width and clearance requirements consistent with these standards must be maintained at all times. Fire lane signage may be required per IFC 503.3.

(g) IFC Appendix D, Fire Apparatus Access Roads, Section D103.2, Grade, is amended to read:

Section D103.2 Fire Department Vehicle Access Roads—Private roads serving three to eight residential properties

(A) Width: 20 feet of driving surface for all road lengths.

(B) Vertical clearance: 13 feet, 6 inches of unobstructed overhead clearance.

(C) Turning radius: Turning radius for turns along the length of driveway: A minimum of 28 feet of inside radius and 50 feet of outside radius is required.

(D) Turnarounds: Per Appendix D, Figure D103.1 or as approved by the fire code official.

(E) Bridges and private roads must also meet Skagit County Road Standards as required by the Skagit County Public Works Department [and the International Fire Code Section 503.2.6.](#)

(F) Road Surface and Grade: Shall be able to support the imposed loads of all fire apparatus and shall be surfaced to provide all-weather driving capabilities, using a material such as concrete, asphalt, or gravel as approved by the Skagit County Fire code official.

1. Where grades are 12% or under, the driving surface must be gravel or equivalent or may be concrete, asphalt, or equivalent.
2. Where grades are over 12% to 14%, the driving surface must be concrete, asphalt, or equivalent.
3. Where grades are over 14% to 16%, any residence must have a NFPA 13D fire suppression system is required and the driveway must be gravel or equivalent or may be concrete, asphalt, or equivalent.
4. Where grades exceed 16%, fire vehicle access is impaired thus an NFPA 13D fire suppression system and a 10,000 gallon water storage tank with a dry hydrant is required. The driveway must be gravel or equivalent and may be concrete, asphalt, or equivalent.

(G) Public roads must comply with Skagit County Road Standards and be approved by the Skagit County Public Works Department.

(H) These standards apply to all building permits and are the minimum for building permit purposes. County platting standards may exceed these standards, and these standards are in no way intended to eliminate the need for full compliance with land division requirements.

(I) The fire code official may make modifications to these standards if the road is not buildable because of topography, waterways, non-negotiable grades, or similar conditions. These modifications are based on:

- (1) The building being protected by NFPA 13D Automatic Sprinkler Systems.
- (2) Additional fire protection as required by the fire code official.
- (3) Exceptions may be made for minor additions or small accessory buildings to existing dwellings when in the opinion of the fire code official the addition or accessory building will not increase risk to life safety.

(J) For roads accepted or platted by Skagit County prior to June 11, 1990, these standards may be modified by the fire code official provided that, in the fire code official's opinion, firefighting or rescue operations would still be possible.

(K) On lots not in a fire district and accessible only by water, the access road requirement may be waived if the project meets all of the other requirements of Skagit County Unified Development Code to qualify for a building permit.

(L) Emergency vehicle access roads or driveways shall not be obstructed in any manner, including the parking of vehicles. Width and clearance requirements consistent with these standards shall be maintained at all times. Fire lane signage may be required per IFC 503.3.

(h) IFC Section 308.1.6.3 Open Flames—Sky Lanterns, is amended to read:

The use or discharge of sky lanterns shall be prohibited in unincorporated areas of Skagit County.

“Sky Lantern” means any sky candles, fire balloons and other airborne lanterns made of paper or other combustible material with a wood frame containing a candle, fuel cell composed of waxy flammable material or other open flame which serves as a heat source to heat the air inside the device to cause it to lift into the air.

(i) IFC Section 503.6, Security Gates, is amended to read:

The installation of security gates across fire apparatus access roads require a fire code permit and shall be approved by the Skagit County. Where security gates are installed, they shall have an approved means of emergency operation. The security gate and emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with requirements of ASTM F2200.

[\(4\) Amendments to International Property Maintenance Code \(IPMC\).](#)

[\(a\) Section 302 and 303 are not adopted; except that 302.4 is adopted](#)

[\(b\) The following Sections are hereby revised:](#)

[\(i\) Section 101. Insert: Skagit County.](#)

[\(ii\) Section 103.5. Insert: Planning and Development Services adopted fee schedule.](#)

[\(iii\) Section 302.4 Insert: 18". This section shall not apply to parcels greater than one acre.](#)

[\(iv\) Section 602.3. Insert: January 1 to December 31.](#)

(Ord. O20210004 (Att. A); Ord. O20200005 § 1 (Att. 2); Ord. O20160005 (Att. A); Ord. O20130001 Attch. A (part); Ord. O20100003 Attch. 1 (part); Ord. O20070005 (part); Ord. O20040013 (part); Ord. R20020270; Ord. 17938 Attch. I (part), 2000; Ord. 17064 (part), 1998; Ord. 16275, 1996; Ord. 16156 (part), 1996; Ord. 15818 (part), 1995; Ord. 15401, 1994; Ord. 14691 (part), 1992; Ord. 14664, 1992; Ord. 14384 (part), 1992)

**15.04.040 Administration.**

*No Change*

**15.04.050 Violation.**

*No Change*

**15.04.060 Civil penalty.**

*No Change*

**15.04.070 Repeal.**

*No Change*

**15.04.080 Severability.**

*No Change*

