

File

**July 28, 2006 Agenda
Finance & Economic Development Committee**

Finance Items: (none)

Economic Development Items:

- Short Plat, Grading & SEPA Ordinance to Streamline & Improve Permitting (Jason)
- Redondo Rezone Work Plan (Jason)
- Code Enforcement Update (Nancy)

2006 Finance & Economic Development Committee Work Program (revised)

August 11	Pacific Ridge Update	October 6	Budget
	Zoning Code Update		Zoning Code Update
	Permit Mgt & Tracking System (#3)	October 27	Permitting Update
August 25	Lot consolidation, boundary line adjustment, short plat improvement ordinance (#6)	November 3	Budget
	International Building Code		Zoning Code Update
		November 24	
September 8	Budget		
	Zoning Code Update	December 1	
September 22	Short Plat, Grading & SEPA Ord		
	Code Enforcement	December 22	

To Be Scheduled:

- 2006 Comp Plan Update
- Downtown Vision Planning
- Implementation of Economic Development Strategy
- Use of Hearing Examiner for public hearings on routine subdivision proposals (discussed by F&ED at its 3/3/06 meeting)
- Garage Sale Ordinance
- Residential Property Maintenance Ordinance
- Derelict Property Abatement Revolving Fund

Who should I call about ... ?

Animals ...loose, vicious, or dead:

Emergency Service: 911

City of Des Moines Animal Control Officer:

Jan Magnuson 206-870-6549

Buildings....Dangerous or abandoned:

City of Des Moines Building Department

Larry Pickard, Building Official 206-870-6569

Construction....Building/Demolition Permits:

City of Des Moines Community Development:

Front Desk 206-870-7576

Signs.....Sign Code Violations

City of Des Moines Community Development:

Laura Techico, Planning Technician 206-870-6551

Business....Commercial Activity in Residential Zones

City of Des Moines Code Enforcement:

Nancy Uhrich, Code Enforcement Officer 206-870-6558

Garbage.....Trash, Debris, Litter

City of Des Moines Code Enforcement:

Nancy Uhrich, Code Enforcement Officer 206-870-6558

Junk/Abandoned VehiclesPrivate Property, Public Right of Way

City of Des Moines Code Enforcement:

Nancy Uhrich, Code Enforcement Officer 206-870-6558

Noise.....From Vehicles, Persons, Sound Equipment

City of Des Moines Police Department: 911

Pests.....Rodents/pest harborage

King County Public Health 206-205-4394



Department of Code Enforcement

21630 11th Avenue South

Des Moines WA 98198

Nancy Uhrich

Code Enforcement Officer

206-870-6558

nuhrich@desmoineswa.gov

Visit the city's website:

www.desmoineswa.gov

What is Code Enforcement??

.....and why should I care?



Informational Brochure provided by
the City of Des Moines

Maybe you already care about Code Enforcement, but weren't aware of it....

Are you bothered by bags or piles of trash and/or debris in your neighbor's yard? Is there an apparently abandoned car parked on your street? Do you have questions about new construction going on in your neighborhood? Have you noticed an empty building that is a safety/health hazard to children and others?

The City of Des Moines Code Enforcement Officer answers questions and investigates complaints from citizens on a wide variety of issues. Depending on the nature of the complaint and the results of the investigation, the City can work with the property owner to improve the situation benefiting everyone.

The Code Enforcement Officer is available to work with neighborhood groups and individuals to try to make the improvements we all desire. If we work together, we can make Des Moines an even greater place to live!!



What can YOU do to help?

Des Moines citizens can help by pitching in to keep our neighborhoods free of unsightly and unhealthy debris, garbage, and refuse. It is up to all of us to become stewards of our community.

Some things to think about:

Understand: the connection between crime prevention and neighborhood pride. Keeping our neighborhoods free of unsightly piles of trash and refuse has a direct effect on the level of crime they experience.

Organize: many community issues can be resolved easily if the neighbors know each other. Your neighbor's pile of trash may be there because it's being neglected, or it might be that they need help. If you take the time to get to know your neighbors, an informal link may be created.

Educate: become familiar with City codes (laws) and ordinances and learn how and to whom you can report possible code violations.

Attend: City Council meetings, or contact your council members by phone or email, to let them know what you would like in the way of improvements or changes — in your neighborhood and the City at large.

Participate: in community celebrations and projects. There is no better way to meet your neighbors and express your enthusiasm for improvements than by participating in community events. The City of Des Moines Parks and Recreation Department offers classes and sponsors various events of interest to the citizens in the community.

Volunteer: to help out either on a one-time basis or regularly. Your volunteer help is appreciated by many small community organizations as well as the City of Des Moines Police Department.

Believe: that **YOU** can indeed make a difference and that **TOGETHER** we can improve the quality of life for **ALL** of us in the City of Des Moines.

All complaints must be submitted in writing.

The Complaint Investigation Form can be found on our website at www.desmoineswa.gov by following the "forms" link in the upper right hand corner of the main page.

You can also obtain the form by fax or mail by calling 206-870-6558 and leaving your name and address, or coming by our office at 21630 11th Avenue South, Suite D.

CODE ENFORCEMENT

The City of Des Moines has adopted various rules and regulations as part of the Des Moines Municipal Code (DMMC), the 2003 International Code and the Revised Code of Washington RCW, which is designed to ensure safe and attractive neighborhoods for our citizens, both business and residential. The City's goal is to gain compliance with all of the adopted codes through public awareness, communication and cooperation; and to enforce those codes with the highest degree of personal and professional integrity.

The Des Moines Code Enforcement Program is mainly complaint driven so that the response to a situation is based upon a specific complaint about a particular, alleged code violation. Although we prefer that complaints be received in writing and signed in order to prevent harassment or retaliatory actions in neighborhood disputes, we do accept anonymous complaints by phone and email. The enforcement is carried out in a variety of methods, starting with citizen education and requests for compliance, and then moving to issuance of citations and potential civil penalties if needed.

The City Code Enforcement Officer responds to complaints regarding:

Building without permits	Property maintenance
Dangerous Buildings	Signs Code compliance
Fences	Structures
Junk/abandoned vehicles	Trash and Debris Nuisances
Illegal land use	Unauthorized Home Occupations
Business licenses	Fire department violations

By bringing violations to our attention, citizens are helping to protect the property values and aesthetics of our neighborhood.

There is a direct correlation between crime prevention and neighborhood pride. Keeping our neighborhoods clean and neat has a direct effect on the level of crime it experiences.

CODE COMPARISON

Topic	International Property Maintenance Code Sections (Year 2003)		Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Sanitation	302.1	Maintain property in a clean and sanitary condition	201.3	General section requiring owner maintenance	RCW 59.18.115 Landlord/Tenant Provisions only similar codes
Grading/Drainage	302.2	Erosion/stagnant water control	1001.11	Hazardous or insanitary premises (includes stagnant water)	similar codes for stagnant water - no erosion control
Sidewalks/Driveways	302.3	Keep free of hazardous conditions	201.3	General section requiring owner maintenance	UFC Appendix IIA Section 16*** this refers to fire danger similar codes
Weeds	302.4	Control of weeds and plant growth as needed	1001.11	Hazardous or insanitary premises (includes weeds)	RCW 17.10 Noxious Weeds only UFC Appendix IIA Section 16*** this refers to fire danger similar codes
Rodents infestation	302.5	Safe extermination of infestation of rodents	1001.11	Hazardous or insanitary premises (includes rodents)	similar codes
Exhaust vents	302.6	Control exhausts to adjacent properties	1001.1	substandard buildings requiring corrective action	IPMC more restrictive
Accessory Structures	302.7	Outbuildings, garages, fences and walls shall be structurally sound		no requirements	UFC Appendix IIA Section 16*** this refers to fire danger IPMC more restrictive
Motor Vehicles	302.8	Control of unlicensed and inoperative vehicles	1001.11	Hazardous or insanitary premises (includes junk)	WMC 10.09.020 abandoned and junk vehicles similar codes
Defacement	302.9	Vandalism shall be repaired/restored		no requirements	IPMC more restrictive

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Swimming pools	303.1 Swimming pool maintenance	1001.11 Hazardous or insanitary premises (health/safety hazards)		IPMC more restrictive
Pool enclosures	303.2 Protective barriers for pools, spas	1001.11 Hazardous or insanitary premises (health/safety hazards)	RCW 19.27 ***required*** installation of these devices in 1991 UBC	IPMC more restrictive
EXTERIOR STRUCTURE				
General	304.1 Maintenance of exterior structure, life safety protection	601.1 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Exterior surfaces	304.2 Weather resistance maintenance	601.2 Weather protection		similar codes
Premises Identification	304.3 Property identification for life safety identification	no requirements	UFC 901.4.4	similar codes
Structural members	304.4 Maintain structural integrity	601.1 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Foundation walls	304.5 Maintain structural integrity and weather resistance	601.1 & 1001.3 (1) Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Exterior walls	304.6 Maintain structural integrity and weather resistance	601.1 & 1001.3 (4) Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Roofs and Drainage	304.7 Maintain structural integrity and weather resistance as well as drainage maintenance	601.1 & 1001.3 (6) Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Trim Features	304.8 Maintain anchorage	601.1 & 1001.3 (6) Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Overhangs	304.9 Maintain structural integrity and weather resistance	601.1 & 1001.3 (6) Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Stairways, decks, porches and balconies	304.10 Maintain structural integrity and anchorage	601.1 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Chimneys and towers	304.1 Maintain structural integrity and weather resistance	601.1 & 1001.3 (8) Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Handrails and guards	304.1 Maintain anchorage	601.1 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Windows, skylights and door frames	304.1 Maintain structural integrity and weather resistance	601.2 & 1001.8 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Screens	304.1 Maintain insect screens	no requirements		IPMC more restrictive
Doors	304.2 Maintain doors and locks	no requirements		IPMC more restrictive
Basement hatchways	304.2 Maintain structural integrity and weather resistance	601.1 & 601.2 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Guards for basement windows	304.2 Maintain structural integrity	601.1 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Building security	304.2 Maintain security on doors, windows and basements on rentals	no requirements	RCW 59.18.060 landlord/tenant provisions	similar codes
INTERIOR STRUCTURE				
General	305.1 Maintain structural integrity and sanitary	601.1 Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes

Topic	International Property Maintenance Code Sections (Year 2003)		Uniform Housing Code Sections (Year 1997)		State Law RCW & WAC Sections	Summary
Structural members	305.2	Maintain structural integrity and weather resistance	601.1 & 601.2	Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Interior surfaces	305.3	Maintain structural integrity and sanitary	1001.8	Deterioration of interior finishes	UCADB 302	similar codes
Stairs and walking surfaces	305.4	Maintain structural integrity	601.1 & 1001.1	Protection of structural elements	UFC and UCADB 103.4(5&11) 302	similar codes
Handrails and Guards	305.5	Maintain anchorage	1001.1	General life safety of building elements	UFC and UCADB 103.4(5&11) 302	similar codes
Interior doors	305.6	Maintain structural integrity	1001.1	General life safety of building elements	103.4(5&11) 302	similar codes
HANDRAILS AND GUARDRAILS						
General	306.1	Protection of walking surfaces	1001.1	General life safety of building elements	UCADB 302	similar codes
RUBBISH AND GARBAGE						
Accumulation of Rubbish or Garbage	307.1	Keep interior and exterior free of build up of rubbish and garbage	1001.2 (15) & 1001.11	lack of facilities / accumulation of garbage	WAC 240.203	similar codes
Disposal of Rubbish	307.2	Keep in proper containers in a sanitary manner	1001.2 (15) & 1001.11	lack of facilities / accumulation of garbage	WAC 240.203	similar codes
Disposal of Garbage	307.3	Keep in proper containers in a sanitary manner	1001.2 (15) & 1001.11	lack of facilities / accumulation of garbage	WAC 240.203	lack of facilities / accumulation of garbage
EXTERMINATION						
Infestation of insects and vermin	308.1	Protection of public health	601.3, 1001.2 (12) & 1001.11	termite damage insects and vermin rat harborages	RCW 59.18.060 landlord/tenant provisions	similar codes

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Owner responsibility	308.2 Responsibility prior to renting or leasing belongs to owner	201.3 General section requiring owner maintenance	RCW 59.18.060 landlord/tenant provisions	similar codes
Single occupant	308.3 Responsibility during single occupancy is occupant	no requirements	RCW 59.18.060 landlord/tenant provisions	IPMC more restrictive
Multiple occupancy	308.4 Responsibility in multi dwelling units is determined when cause is found	no requirements	RCW 59.18.060 landlord/tenant provisions	IPMC more restrictive
Occupant	308.5 A pest free environment shall be maintained by occupant	no requirements	RCW 59.18.060 landlord/tenant provisions	IPMC more restrictive
GENERAL				
Responsibility	401.2 Owner is responsible for maintenance of these items	201.3 General section requiring owner maintenance	RCW 59.18.060 landlord/tenant provisions	similar codes
Alternative devices	401.3 allows performance alternatives	504.3 allows performance alternatives		similar codes
LIGHT				
Habitable spaces requiring natural light	402.1 Natural light in habitable spaces	504.2 Natural light in habitable spaces	UCADB 302	similar codes
Halls and stairways	402.2 Basic lighting standards in these areas	504.4 & 1001.2 (8) Basic lighting standards in these areas	UCADB 302	similar codes
Other spaces	402.3 Basic lighting standards in these areas	1001.2 (8) Basic lighting standards in these areas	UCADB 302	similar codes
VENTILATION				

Topic	International Property Maintenance Code Sections (Year 2003)		Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Habital Spaces	403.1	Windows and size of windows required	504.3 & 1001.2 (8) Windows and size of windows required		similar codes
Bathrooms and toilet rooms	403.2	Mechanical ventilation or window required	504.3 & 1001.2 (8) Mechanical ventilation or window required	UCADB 302	similar codes
Cooking facilities	403.3	No cooking permitted in dorm rooms	1001.2 (8) required amounts of ventilation		IPMC more restrictive
Process ventilation (exhaust air)	403.4	Toxic and noxious gases to be removed to the outside and not recirculated	1001.2 (8) required amounts of ventilation	Shall be independent of other ducting systems and maintained per manufacturers instructions	IPMC more restrictive
Clothes dryer exhaust	403.5	Shall be independent of other ducting systems and maintained per manufacturers instructions	no requirements	RCW 19.27 **Since 1991** The UMC has required dryer ducts to be separated from other duct systems	IPMC more restrictive

OCCUPANCY LIMITATIONS

Privacy	404.1	All units shall be arranged to provide privacy	505.6 All units shall be arranged to provide privacy		similar codes
Minimum room widths	404.2	Minimum widths of habitable rooms not less than 7 feet	503.3 Minimum widths of habitable rooms not less than 7 feet		similar codes
Minimum ceiling heights	404.3	Minimum ceiling heights in habitable areas not less than 7 feet	503.1 Minimum ceiling heights in habitable areas not less than 7 feet		similar codes

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Bedroom requirements	404.4 70 sf minimum size, shall not be an egress from another bedroom, have access to bathroom on the same floor	503.2 70 sf minimum size, shall		IPMC more restrictive
Overcrowding	404.5 Minimum room occupancy in dwelling units	503.2 Minimum room occupancy in dwelling units	UCADB 302	similar codes
Efficiency unit	404.6 Minimum size of efficiency units			IPMC more restrictive
Food preparation	404.7 Maintenance of sanitary areas	505.3 Maintenance of sanitary areas		similar codes
GENERAL				
Responsibility	501.2 Owners shall be responsible for maintenance and occupancy requirements	201.3 Owner is responsible for maintenance of these items	UCADB 302	similar codes
REQUIRED FACILITIES				
Dwelling units	502.1 Minimum plumbing fixtures required w/c, lav, tub/shower and kitchen sink	505.1 Minimum plumbing fixtures required w/c, lav, tub/shower and kitchen sink		similar codes
Rooming houses	502.2 Minimum one full bath per four rooming units	505.1 facility shall have at least one full bath		IPMC more restrictive
Hotels	502.3 Minimum one full bath per 10 occupants	505.1 Minimum one full bath per 10 occupants		similar codes

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Employees facilities	502.4 Minimum available bathroom and drinking facilities to employees	no requirements		IPMC more restrictive
TOILET ROOMS				
Privacy	503.1 Location of bathrooms and locking devices required	505.6 All units shall be arranged to provide privacy		similar codes
Location	503.2 Distance not more than one floor away to bathroom hotels or rooming units	505.2 Minimum one full bath per 10 occupants on each floor		IPMC less restrictive
Location of employee toilet facilities.	503.3 Maximum travel distance away is 500 feet	no requirements		IPMC more restrictive
Floor surface	503.4 Smooth, hard, nonabsorbant surfaces kept sanitary in other than dwelling units	505.7 & 505.5 Smooth, hard, nonabsorbant surfaces kept sanitary in other than dwelling units		similar codes
PLUMBING SYSTEMS AND FIXTURES				
General	504.1 Maintenance of plumbing systems and fixtures	1001.6 Hazardous plumbing to be repaired	UCADB 302	similar codes
Fixture clearances	504.2 Maintain adequate clearances for usage and cleaning	no requirements		IPMC more restrictive
Plumbing system hazards	504.3 Incorrect installation corrections	1001.6 Hazardous plumbing to be repaired		similar codes
WATER SYSTEM				

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
General	505.1 All water systems working and maintained	1001.2 (1-5) All water systems working and maintained	UCADB 302	similar codes
Contamination	505.2 Water systems shall be free from contamination and backflow devices kept in place	1001.6 Hazardous plumbing to be repaired	UCADB 302	similar codes
Supply	505.3 Volume and operating pressures maintained	1001.2 (1-5) All water systems working and maintained		similar codes
Water heating facilities	505.4 Location of water heater not in occupied room and maintenance of the unit	1001.2 (1-5) All water systems working and maintained		similar codes
SANITARY DRAINAGE SYSTEM				
General	506.1 Connection to approved systems	1001.6 Hazardous plumbing to be repaired		similar codes
Maintenance	506.2 Systems kept free from obstructions, leaks and defects	1001.6 Hazardous plumbing to be repaired	UCADB 302	similar codes
STORM DRAINAGE				
General	507.1 Drainage shall not cause a public nuisance	1001.6 Hazardous plumbing to be repaired		similar codes
GENERAL				

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Mechanical and Electrical responsibility	601.2 Owners shall be responsible for maintenance and occupancy requirements	201.3 General section requiring owner maintenance		similar codes
HEATING FACILITIES				
Heat required residential	602.2 Dwellings shall be provided heating facilities capable of maintaining 68 degrees F	1001.2 (6) Lack of adequate heating facilities	UCADB 302	similar codes
Heat Supply	602.3 Owners who rent units must maintain heat supply capable of maintaing 68 degrees F	1001.2 Lack of adequate heating facilities		similar codes
Occupiable work spaces	602.4 Interior work spaces to be maintained at 65 degrees F or other approved conditioned rooms	1001.2 Lack of adequate heating facilities		similar codes
Room Temp measured	602.5 Standardizes how to measure room temperature	no requirements		IPMC more restrictive
MECHANICAL EQUIPMENT				
Mechanical Appliances	603.1 All mechanical equipment/appliances shall be maintained	1001.7 All mechanical equipment / appliances shall be maintained	UCADB 302	similar codes
Removal of combustion products	603.2 All required equipment connected to approved vent	1001.7 All mechanical equipment / appliances shall be maintained		similar codes

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Clearances	603.3 Clearances to combustible materials maintained	1001.7 All mechanical equipment / appliances shall be maintained		similar codes
Safety Controls	603.4 Safety controls for fuel burning equipment must be maintained	1001.7 All mechanical equipment / appliances shall be maintained		similar codes
Combustion air	603.5 Combustion air shall be provided for fuel burning equipment	1001.7 All mechanical equipment / appliances shall be maintained		similar codes
Energy conservation devices	603.6 Energy conservation devices must be maintained	1001.7 All mechanical equipment / appliances shall be maintained		similar codes
ELECTRICAL FACILITIES				
Electrical systems required	604.1 Must have equipment and system as described in section 605	701.2 Maintain electrical equipment in a safe manner	UCADB 302	similar codes
Service	604.2 60 amp minimum service required 240/120 volt	701.2 Maintain electrical equipment in a safe manner		IPMC more restrictive
Electrical system hazards	604.3 Hazards and defects must be eliminated	701.2 & 1001.12 Maintain electrical equipment in a safe manner		similar codes
ELECTRICAL EQUIPMENT				
Electrical equipment installation	605.1 Shall be installed in a safe and approved manner	701.2 Maintain electrical equipment in a safe manner		similar codes

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Receptacles	605.2 Each habitable space shall contain at least two receptacles. GFCIs required in baths, laundry, kitchen	701.2 Maintain electrical equipment in a safe manner		similar codes
Lighting Fixtures	605.3 Each habitable room shall contain a lighting fixture	1001.2 Lack of required lighting		similar codes
ELEVATORS, ESCALATORS AND DUMBWAITERS				
Elevators, Escalators and Dumbwaiters	606.1 Maintenance of equipment safety, regular inspections	1001.1 General life safety of building elements	RCW 70.87.020 UCADB 302	similar codes
Elevator access	606.2 Operations in occupied buildings must be uninterrupted at all times.	1001.1 General life safety of building elements	RCW 70.87.020	similar codes
DUCT SYSTEMS				
General	607.1 Keep free of obstructions and maintain minimum performance	1001.1 General life safety of building elements	UCADB 302	similar codes
GENERAL				
Responsibility	701.2 Owner of premises must maintain equipment and occupancy requirements	201.3 Owner is responsible for maintenance of these items	UFC and UCADB 103.4(5&11) 302	similar codes
MEANS OF EGRESS				

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
General	702.1 A safe and continuous and unobstructed path of travel must be maintained	801 & 1001.12 Maintain exit paths	UFC and UCADB 103.4(5&11) 302	similar codes
Aisles	702.2 Maintained unobstructed	801 Maintain exit paths	UFC and UCADB 1204.1 302	similar codes
Locked doors	702.3 Egress access cannot be hampered by locks on doors	801 Maintain exit paths	UFC and UCADB 1207.3 302	similar codes
Emergency escape openings	702.4 Maintain emergency escapes	801 Maintain exit paths	UFC and UCADB 1206 302	similar codes
FIRE RESISTANCE RATINGS				
Fire-resistance rated assemblies	703.1 Fire resistance ratings on walls, fire stops, shafts, partitions and floors shall be maintained.	901 & 1001.13 Maintain fire resitive construction and fire equipment	UFC 1111	similar codes
Opening protectives	703.2 All fire and smoke stop doors shall be maintained.	901 Maintain fire resitive construction and fire equipment	UFC 1111	similar codes
FIRE PROTECTION SYSTEMS				
General	704.1 All systems, devices must be maintained.	901 & 1001.13 Maintain fire resitive construction and fire equipment	UFC 1001.5.1	similar codes
Smoke Alarms	704.2 Required in sleeping rooms, outside sleeping rooms and on each floor of dwelling units.	901 Maintain fire resitive construction and fire equipment	UFC 1007.2.9.2.4	similar codes

Topic	International Property Maintenance Code Sections (Year 2003)	Uniform Housing Code Sections (Year 1997)	State Law RCW & WAC Sections	Summary
Power Source	704.3 Primary wiring and battery backup required when possible when construction is working.	901 Maintain fire resitive construction and fire equipment	UFC 1007.2.9.2.3 UBC 310.9.1.2 *alterations*	similar codes
Interconnection	704.4 All smoke alarms shall be interconnected where possible.	no requirements		IPMC more restrictive

Finance and Economic Development Committee
July 28, 2006
(2:00 – 3:30)

REDONDO REZONE DISCUSSION

Review of Objectives

- Explain the process involved in the development of an ordinance to evaluate the rezone of lower Redondo
- Establish the work program for the development of the ordinance

How We Got to this Point

- The plat which created the lower Redondo neighborhoods was developed using 25-foot wide lots.
- The City of Des Moines inherited an area that was built out under King County regulations.
- Due to the historical development patterns ~~the lots are~~ inconsistent with the current zoning code. *is current lot sizes*
- The majority of the lots are deemed substandard and subject to the provisions of DMMC 18.40.230.
- In the last two years three property owners (Leonard, Steen, and Warren) have raised challenges to the ordinance that implements DMMC 18.40.230.
- On July 13, 2006 Council passed a motion directing staff to prepare an ordinance to evaluate the rezone portion of lower Redondo.

What's the Process

- Get Committee conformation on schedule and set future committee meetings
- Type VI land use action
- Identify possible rezone area
- Develop draft ordinance
- Conduct SEPA Review
- Finalize draft ordinance to legislative drafting standards
- Review rezone with the Planning Agency
- Provide public hearing notice
- Public hearing in front of the full Council
- Enact ordinance
- Update zoning maps

What's the Schedule

- August 3 – 28 Determination of the geographical area proposed to be affected by the possible rezone
- August 1 – September 29 Development of the Rezone Ordinance and SEPA checklist
- September 20 Community Meeting
- October 1 Issue SEPA Determination
- October 2 – October 27 Provide public comment period and appeal period
- October 31 – November 16 Finalize Rezone Ordinance
- November 17 Issue Notice of Public Meeting With Planning Agency on December 4 and City Council Public Hearing December 14

Finance and Economic Development Committee

July 28, 2006

(2:00 – 3:30)

PERMIT STREAMLINING DISCUSSION

Review of Objectives

- Discuss the current status of the project and work that remains to be completed by staff.
- Review of the timeline for the project

How We Got to this Point

- With consideration given to existing staff resources, recent organization changes, record high permit workload for staff, and initiatives that delivered the most “bang for the buck,” 1 initiative surfaced as being the most effective to begin making improvements to our permit system
- On June 26, staff met with the committee to discuss the project and review the proposed changes in order to get initial approval from the committee.

What's the Process

- Get Committee confirmation on recommended direction
- Process consistent with as type V and VI land use application
- Identify all code sections requiring changes (Prel. Draft Ordinance)
- Complete SEPA review
- Finalize draft ordinance to legislative drafting standards
- Review ordinance with Planning Agency
- Meet and brief Committee and determine schedule for full Council
- Provide public hearing notice for city council
- Prepare agenda item and present to Council
- Enact Ordinance

Current Status

- Staff has completed the development of the draft ordinance (Attached)
- Staff has completed the environmental checklist, which is currently under review. Staff plans to issue the notice of a SEPA determination by August 4 and start the public comment period on August 7.

What's the Schedule?

- Prepare Prel. Draft Ordinance July 3-14, 2006
- Begin SEPA checklist July 10-19, 2006
- Finalize Draft Ordinance and review SEPA documents July 19-28, 2006
- Issue SEPA decision and provide public notice July 28-Aug. 3, 2006
- Wait for public comments and appeal period to lapse Aug. 3-28, 2006
- Review Draft Ordinance with Planning Agency Sept. 11, 2006
- Meet with Committee review Agency and public comments
- Target City Council review of Draft Ordinance on Sept. 28, 2006

PLANNING, ENGINEERING, PUBLIC WORKS DEPT. FIRST DRAFT 7/7/2006
DRAFT ORDINANCE NO. 06-162

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON, relating to grading and filling permit exemptions, SEPA categorical exemptions, and short subdivision thresholds amending DMMC 14.60.190, 17.08.300, 17.08.340, and 16.04.230.

WHEREAS, Chapter 14.60 of the Des Moines Municipal Code regulates grading, clearing and filling activity within the city, and

WHEREAS, select grading and filling activities within Chapter 14.60 are exempt from the requirement to obtain a permit, and

WHEREAS, the list of exempted grading and filling activities have not been updated since 1980, and

WHEREAS, existing exemptions in Chapter 14.60 do not recognize all critical areas regulated by the city, and

WHEREAS, the requirement to obtain a separate grading and filling permit in addition to other required permits associated with the construction of one single family residence results in construction delays, duplication in permit reviews and is unduly burdensome, and

WHEREAS, RCW 58.17 was enacted in 1969 by the Washington State Legislature to provide regulations and controls related to the subdivision of real property, and

WHEREAS, RCW 58.17 states that the legislative authority of any city or town may by local ordinance increase the number of lots to be regulated as short subdivisions to a maximum of nine, and,

WHEREAS, since 1969 the city has adopted many new development requirements related to, among other things, zoning, parks, streets, surface water, and critical areas that are increasingly prescriptive in nature and involve less discretion than previous city codes, and

WHEREAS, the city's subdivision code is organized such that short subdivisions and subdivisions are subject to the same development improvements and standards, and

WHEREAS, divisions of property resulting in the creation of nine lots or less are not deemed significant in scope to warrant extensive and protracted city reviews, and

WHEREAS, short subdivisions can be processed administratively with the same development standards and improvements as subdivisions but save property owners, citizens, and contractors approximately 3-6 months of city review time, and

WHEREAS, The Washington State Environmental Policy Act (Chapter 43.21C RCW) was enacted in 1971 by the Washington State Legislature to require that environmental information be provided, evaluated, and considered prior to an "action" being taken that might result in significant adverse environmental impacts without mitigation or requirements to reduce or modify actions to minimize environmental impacts, and

WHEREAS, Chapter 197-11 WAC (SEPA RULES) was adopted subsequent to Chapter 43.21C RCW to assist in the implementation of State Environmental Policy Legislation, and

WHEREAS, WAC 197-11-800 is adopted by reference in Section 16.04.230 DMMC and specifies those actions that are categorically exempt from SEPA review and the issuance of a threshold determination, and

WHEREAS, WAC 197-11-800 establishes certain flexible thresholds for specific actions and enables cities to increase exempt levels for those actions by passing local legislation, and,

WHEREAS, the maximum state levels for the exempt flexible thresholds prescribed by WAC 197-11-800 are 20 residential dwelling units, 12,000 square feet of gross commercial floor area with associated parking for 40 automobiles, parking lots containing 40 stalls, and 500 cubic yards of excavation or landfill, and

WHEREAS, current city thresholds for SEPA review are substantially below the thresholds allowed by the State, and

WHEREAS, the city's current environmental regulations require that SEPA reviews be conducted on actions involving only 4 residential dwelling units, 4,000 square feet of gross commercial floor area with associated parking for 20 automobiles,

parking lots containing 20 stalls, and 100 cubic yards of excavation or landfill, and

WHEREAS, increasing SEPA review exemption thresholds to allow more small scale development to occur without requiring SEPA reviews and determinations will eliminate an average of 3 months of permit processing time and enable applicants to more carefully predict and schedule their construction activities to occur during more favorable construction seasons, and

WHEREAS, the thresholds recommended herein are less than the maximum provided for by the state, but are considered appropriate to allow for both continued and careful regulation and control of new development and at the same time provide a considerable reduction in costs and the time needed to render permit review decisions, and

WHEREAS, the number of permit applications that the city processes that are subject to SEPA reviews has steadily increased in recent years and is projected to continue to increase for the at least the next three years, and

WHEREAS, a survey conducted during the Mayor's Leadership Summit ranked improving efficiency and reducing permit review timelines and costs as one of the highest government priorities, and

WHEREAS, eliminating costs and reducing the amount of unnecessary reviews and approvals for property owners while maintaining effective land use and growth controls is viewed as fostering a positive climate for economic development which benefits the general public, and

WHEREAS, the textual code amendments proposed by this ordinance have been processed in accordance with the requirements of SEPA, a determination of nonsignificance (DNS) was issued on _____, 2006 by the responsible official, and the applicable SEPA comment period has concluded, and

WHEREAS, on _____, 2006 the Des Moines planning agency reviewed the textual code amendments contained in this ordinance during a public meeting and recommended approval of the ordinance, and

WHEREAS, notice of the public hearing before the city council and the public meeting before the planning agency was

given to the public in accordance with law and a public hearing was held on the _____th day of _____, 2006 and all persons wishing to be heard were heard, and

WHEREAS, the city council finds that the amendments contained in this ordinance are appropriate and necessary for the preservation of the public health, safety, and welfare; now therefore,

THE CITY COUNCIL OF THE CITY OF Des Moines DO ORDAIN AS FOLLOWS:

Sec. 1. DMMC 14.60.190 and section 4 of Ordinance No. 494 are each amended to read as follows:

14.60.190 Exemptions.

The following shall be exempt from the provisions of this chapter:

(1) The installation and maintenance of fire hydrants, water meters, and pumping stations, and street furniture by the city or its contractors;

(2) Removal of trees and ground cover in emergency situations involving immediate danger to life or property or substantial fire hazards;

(3) Removal of trees or ground cover or dumping of fill on partially developed lots for purpose of general property and utility maintenance, landscaping, or gardening; provided, that this exemption shall not apply to land clearing, grading, or filling for the purpose of developing the property with substantial permanent improvements such as roads, driveways, utilities, or buildings;

(4) Removal of dead or diseased ground cover or trees;

(5) A Grading, excavating or filling not exceeding 50 cubic yards and which does not obstruct a drainage course. occur within any environmental critical area as defined and regulated in Chapter 18.86 DMMC;

(6) Grading, excavating or filling for the construction of a building foundation that is

approved by city building permit for one single family residence and which does not occur within any environmental critical area as defined and regulated in Chapter 18.86 DMMC.

Sec. 2. DMMC 17.08.300 and section 4 (DD) of Ordinance 931 are each amended to read as follows:

17.08.300 Short subdivision.

"Short subdivision" means the division or redivision of land into ~~four~~ nine or fewer lots for the purpose of sale, lease, or transfer of ownership.

Sec. 3. DMMC 17.08.340 and section 4 (HH) of Ordinance 931 are each amended to read as follows:

17.08.340 Subdivision.

"Subdivision" means the division or redivision of land into ~~five~~ ten or more lots or the redivision of a short subdivision into ~~five~~ ten or more lots within a period of five years from the filing of such short plat, for the purpose of sale, lease, or transfer of ownership.

Sec. 4. DMMC 16.04.230 and section 9 of Ordinance No. 599 as amended by section 15 of Ordinance No. 1217 are each amended to read as follows:

16.04.230 Adoption by reference.

The city adopts by reference the following rules for categorical exemptions, as supplemented in this chapter, including WAC 173-806-070 (Flexible thresholds), WAC 173-806-080 (Use of exemptions), and WAC 173-806-190 (Critical areas), as presently constituted or as may be subsequently amended:

WAC

197-11-800 Categorical exemptions; except that the following flexible thresholds specified in WAC 197-11-800(b) shall be adopted by the City as provided for under WAC 197-11-800(1)(c)

when a development action does not occur within any environmental critical area as defined and regulated in Chapter 18.86 DMMC:

(1) The construction or location of any residential structure(s) of 15 dwelling units;

(2) The construction of an office, school, commercial, recreational, service or storage building with 10,000 square feet of gross floor area, and with associated parking facilities designed for 35 automobiles;

(3) The construction of a parking lot designed for 35 automobiles;

(4) Any landfill or excavation of 300 cubic yards throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, of III forest practice under RCW 76.09.050 or regulations thereunder.

197-11-880 Emergencies.

197-11-890 Petitioning DOE to change exemptions.

Sec. 5. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

(2) If the provisions of this ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this ordinance is deemed to control.

Sec. 6. Effective Date. This ordinance shall take effect and be in full force five (5) days after its passage, approval, and publication in accordance with law.

PASSED BY the city council of the city of Des Moines this _____th day of _____, 2006 and signed in authentication thereof this _____th day of _____, 1997.

M A Y O R

Draft Ordinance No. 06-162
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APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____, 2006

Effective Date: _____, 2006