

**ORDINANCE NO. 784**

**AN ORDINANCE OF THE TOWN OF COUPEVILLE, WASHINGTON, AMENDING AND UPDATING  
TITLE 15, BUILDING AND CONSTRUCTION OF THE COUPEVILLE TOWN CODE, SECTION 15.04  
CONSTRUCTION CODES TO REQUIRE A FOUNDATION SURVEY FOR NEW CONSTRUCTION**

WHEREAS, the State Legislature has established the State Building Code as set forth in RCW 19.27.031; and

WHEREAS, the Town Council of the Town of Coupeville adopted Ordinance No. 643 in 2004, adopting by reference the 2003 editions of certain International codes and certain Uniform codes, and

WHEREAS, the State Building Code Council has amended chapter 51-50 WAC effective July 1, 2013, to incorporate by reference more recent editions of the International and Uniform codes; and

WHEREAS, the Town Council of the Town of Coupeville adopted Ordinance No. 569 in 1998, adopting Chapter 15.08 – Additional Fire Code Regulations, and

WHEREAS, the Town Council of the Town of Coupeville adopted Ordinance No. 439A in 1993, as amended by Ordinance No. 439A in 2019 adopting Chapter 15.12 – Fire Code Enforcement, and

WHEREAS, Ordinance 767 most recently amended Chapter 15.04, 15.08, and 15.12, to adopt by reference the most recent editions of the International and Uniform codes, to adopt

local amendments as permitted by law, and to update longstanding and dated adopted code language to maintain their applicability, intent, purpose, and enforceability;

WHEREAS, it would promote the public health, safety and welfare to amend and update Title 15 Building and Constructions Codes, Chapters 15.04 to require foundation surveys for new construction.

NOW THEREFORE, IT IS HEREBY ORDAINED by the Town Council of the Town of Coupeville, Washington, as follows:

**Section 1. – Chapter 15.04 – CONSTRUCTION CODES**

**15.04.050 Amendments, insertions, and additions to adopted construction codes.**

- A. Applicable to all Adopted Construction Codes. All references to appeals and a board of appeals within the adopted codes are hereby deleted. All appeals from administrative decisions, interpretations, and enforcement actions by town staff relating to land use, building, and construction codes and permits shall be processed and heard as specified under Coupeville Town Code Chapter 2.52 (Hearing Examiner) and as authorized under Section 2.52.090.A.5.
- B. International Building Code.
  - a. Section 1612.3—This section is amended to read as follows by the insertion of the applicable jurisdiction and adoption date of the flood hazard areas:  
  
"1612.3 Establishment of flood hazard areas. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Island County, Washington and Incorporated Areas," dated February 2, 2007, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section."
- C. International Existing Building Code. Section 1401.2 is amended by the insertion of the applicable date to read as follows:  
  
"1401.2 Applicability. Structures existing prior to [December 12, 1954, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4."
- D. International Residential Code.

- a. Manufactured and Mobile homes shall be permitted, inspected, and approved as specified by RCW 43.22A and WAC 296-150I, including but not limited to the installation of approved lateral (earthquake and wind) restraint systems.
- b. IRC Table R301.2 (1)—See Appendix A for Design Criteria Insertions.

E. Foundation Survey

- a. All foundations for new homes, additions that extend beyond the existing foundation walls, detached buildings or structures including swimming pools that require a building permit shall require a foundation survey.
- b. The foundation survey must be submitted to the Town of Coupeville Building Official prior to the first footing or foundation inspection, unless the homeowner or building contractor has prior written approval from the planning department that a survey is not required on the property.
- c. The following is required for an approved survey:
  - 1. Site Plan
  - 2. Surveyor's signature and stamp.
  - 3. The distance from the corners or the building or structure affected by the set-back to the property line.
  - 4. The lot number and subdivision, or the street address to be on the pin or rod for lot identification.

APPROVED

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Mayor Molly Hughes

APPROVED AS TO FORM:

ATTEST:

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Nikki Thompson, Town Attorney

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Clerk Treasurer

APPROVED: February 14, 2023  
PUBLISHED: January 28, 2023  
EFFECTIVE: February 15, 2023