

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3169

AN ORDINANCE regarding the expiration of permits issued under the Building Code and Clearing and Grading Code.

WHEREAS, Bellevue City Code 23.10.040 provides that every permit shall expire and become null and void if the work on the building or project authorized by such permit is not commenced within 180 days from the date that the applicant obtained the permit, or work is discontinued, suspended or abandoned any time after the work is commenced for a period of 180 days; and

WHEREAS, under Bellevue City Code 23.76.046 the provisions of Bellevue City Code 23.10.040 also apply to Clearing and Grading permits; and

WHEREAS, prevailing economic conditions have worked a severe hardship on many permittees and permit applicants, and many such permittees and permit applicants may now be unable to proceed due to economic hardship and the inability to obtain sufficient financing, and

WHEREAS, the City desires to provide relief to said persons by modifying the provisions of the City's Building Code regarding the expiration of permits as said provisions apply to these persons; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. This section applies only to permits issued under Bellevue City Code Chapter 23.10, the Building Code, and Bellevue City Code Chapter 23.76, the Clearing and Grading Code, which were issued prior to the effective date of this ordinance and which at the time of the effective date of this ordinance had not expired or become null and void, and to permits hereafter issued under said Chapters which are issued pursuant to an application which was filed with the City prior to the effective date of this ordinance. Notwithstanding the 180 day limitation period of Bellevue City Code 23.10.040, such permits shall not expire and become null and void for failure to commence work within 180 days from the date that the applicant obtained the permit or because of the discontinuance, suspension or abandonment of work any time after the same is commenced for a period of 180 days provided the applicant files with the Building Official, prior to the expiration of any such 180 day period, a statement that the failure to commence work or the discontinuance, suspension or abandonment of such work was the result of

financial hardship. Financial hardship shall include the inability to obtain adequate financing. Upon the showing of such financial hardship as herein required, the Building Official shall note in the permit file that the permit has not become null and void or expired by virtue of the running of the 180-day period. Bellevue City Code 23.10.040 applies fully to such permits except to the extent above provided.

Section 2. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 25th day of October, 1982, and signed in authentication of its passage this 25th day of October, 1982.

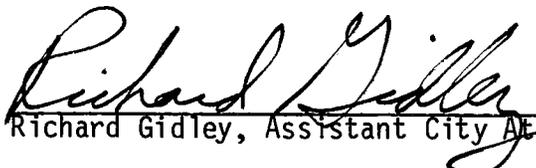
(SEAL)



Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, Acting City Clerk

Published October 30, 1982