

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5937

AN ORDINANCE repealing chapter 23.30 of the Bellevue City Code in its entirety and replacing it with a new chapter; amending Chapter 23.05 of the Bellevue City Code, specifically amending sections 23.05.040, 23.05.050, 23.05.090, 23.05.110, 23.05.130, 23.05.190; providing for severability; and establishing an effective date.

WHEREAS, the City of Bellevue includes electrical inspection as a component of its comprehensive building inspection program; and

WHEREAS, Chapter 19.28 RCW requires the City to have in place codes and standards that are equal, higher or better than the state electrical code WAC 294-46B; and

WHEREAS, the state has adopted and amended the 2008 National Electrical Code (NEC), while the Bellevue Electrical Code is based on the 2005 NEC; and

WHEREAS, adoption of this ordinance will maintain the required equivalency under state law for the City's electrical program; and

WHEREAS, the MyBuildingPermit.com and the Washington Association of Building Officials' electrical committee has created a new code called the Washington Cities Electrical Code, which adopts the 2008 National Electrical Code and better addresses the concerns of cities;

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

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

Section 1. Chapter 23.30 of the Bellevue City Code is hereby repealed in its entirety and replaced with the following new chapter:

**23.30.010 Short title.**

This chapter shall be known as the electrical code of the city of Bellevue, which is hereinafter referred to as the "City of Bellevue Electrical Code," "electrical code" or as "this chapter."

### **23.30.015 Washington Cities Electrical Code Adopted.**

The November 12, 2009 edition of the Washington Cities Electrical Code Part 1 and Part 3, but excluding Part 2 Administration, as published by the Washington Association of Building Officials is adopted and shall be applicable within the city, as amended, added to, and excepted in this chapter.

### **23.30.020 Conflicts.**

A. The requirements of this chapter will be observed where there is any conflict between this chapter and the National Electrical Code (NFPA 70), Centrifugal Fire Pumps (NFPA 20), the Emergency and Standby Power Systems (NFPA 110), ANSI/TIA/EIA 568-B, ANSI/TIA/EIA 569-A, ANSI/TIA/EIA 607, or ANSI/TIA/EIA 570.

B. The National Electrical Code will be followed where there is any conflict between standard for Installation of Stationary Pumps for Fire Protection (NFPA 20), standard for Emergency and Standby Power Systems (NFPA 110), ANSI/TIA/EIA 568-B, ANSI/TIA/EIA 569-A, ANSI/TIA/EIA 607, ANSI/TIA/EIA 570-B, and the National Electrical Code (NFPA 70).

C. In accordance with RCW 19.28.010(3), where the State of Washington, Department of Labor and Industries adopts a more current edition of the National Electrical Code (NFPA 70) the building official may supplement use of this Code with newly adopted editions of the National Electrical Code. Provisions in the annex chapters of the National Electrical Code shall not apply unless specifically referenced in the adopting ordinance.

### **23.30.030 Applicability.**

A. The electrical code covers the installation of electric conductors, electric equipment and additions, alterations, modifications, or repairs to existing electrical installations for the following:

- (1) Electric conductors, electric equipment, and electrical raceways installed within or on public and private buildings, property or other structures.
- (2) Signaling and communications conductors and equipment, telecommunications conductors and equipment, fiber optic cables, and raceways installed within or on public and private buildings, property or other structures.
- (3) Yards, lots, parking lots, and industrial substations.
- (4) Temporary electrical installations for use during the construction of buildings.
- (5) Temporary electrical installations for carnivals, conventions, festivals, fairs, traveling shows, the holding of religious services, temporary lighting of streets, or other approved uses.
- (6) Installations of conductors and equipment that connect to a supply of electricity.
- (7) All other outside electrical conductors on the premises.
- (8) Optional standby systems derived from portable generators.

**B. Exception:**

Installations under the exclusive control of electric utilities for the purpose of communication, transmission, and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utilities or on public highways, streets, roads, etc., or outdoors by established rights on private property.

It is the intent of this section that this code covers all premises' wiring or wiring other than utility owned metering equipment, on the load side of the service point of buildings, structures, or any other premises not owned or leased by the utility. Also, it is the intent that this code covers installations in buildings used by the utility for purposes other than listed in above, such as offices buildings, warehouses, garages, machine shops, and recreational buildings which are not an integral part of a generating plant, substation, or control center.

**23.30.040 Maintenance Requirements.**

Electrical systems, equipment, materials and appurtenances, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe, hazard-free condition. Devices or safeguards that are required by this chapter shall be maintained in compliance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of the electrical systems and equipment. To determine compliance with this provision, the Building official shall have the authority to require that the electrical systems and equipment be re-inspected.

Section 2. Section 23.05.040 of the Bellevue City Code is hereby amended to read as follows:

**23.05.040 Applicability.**

A. General. This chapter applies to the administration of the technical codes, as adopted by the city in other chapters of this title. Provisions in the appendices of the technical codes shall not apply unless specifically adopted.

**B. Conflicting Provisions.**

1. Where there is a conflict between the provisions or requirements of this chapter, or the technical codes, and other codes or laws, this chapter, or the technical codes as the case may be, shall govern.

2. Where conflicts occur between the technical codes, those provisions providing the greater safety to life shall govern, or if life safety is not at issue, the more restrictive provision shall govern.

3. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction or other requirements, the hierarchy of the codes named in RCW 19.27.031, now or as hereafter amended, shall govern. In the event that the conflict is between provisions for which such hierarchy of codes is not determinative, the most restrictive provision shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

4. Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

Section 3. Section 23.05.050 of the Bellevue City Code is hereby amended to read as follows:

**23.05.050 Existing structures.**

A. Compliance with Technical Codes. Buildings, structures and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this section.

B. Additions, Alterations or Repairs.

1. Additions, alterations or repairs may be made to a building, structure, or its building service equipment without requiring the existing building, structure, or its building service equipment to comply with all the requirements of the technical codes, provided the addition, alteration or repair conforms to the requirements of the technical codes for a new building, structure, or new building service equipment. Additions, alterations or repairs shall not be made to an existing building, structure, or building service equipment which will cause the existing building, structure, or building service equipment to be in violation of the provisions of the technical codes nor shall such additions, alterations or repairs cause the existing building, structure, or building service equipment to become unsafe.

2. Building service equipment which was lawful under the technical codes current at the time such equipment was installed may be used, maintained or repaired if the use, maintenance or repair is in accordance with the original design and a hazard to life, health or property has not been created by such building service equipment.

C. Existing Occupancy. The legal occupancy of any structure existing on the date of adoption of this chapter and the technical codes shall be permitted to continue without change, except as is specifically covered in this chapter and the technical codes, the International Fire Code, or if continued use poses a danger to life, health and safety of the occupants and the public, as is determined by the building official or fire official.

D. Change in Use. No change will be made in the character of occupancies or use of any building that would place the building in a different division of the same group or occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this chapter and the technical codes for such division or group of occupancy.

Exception: The character of the occupancy of existing buildings may be changed subject to the approval of the building official, and the building may be occupied for purposes in other groups without conforming to all the requirements of this chapter and the technical codes for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required in BCC 23.05.140. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this code.

E. Moved buildings or structures.

1. Buildings or structures intended to be relocated within or into the city must be inspected by the code official for compliance with the codes and standards adopted in this chapter prior to being relocated or moved. The owner of the building or structure must obtain a building permit and further must agree to correct all deficiencies identified by the inspection prior to moving the building. All deficiencies must be corrected before electric power is connected to the building.

2. Nonresidential buildings or structures moved into the jurisdiction must be inspected to ensure compliance with current requirements of this Code.

3. Residential buildings or structures wired in the U.S., to NEC requirements, and moved into the jurisdiction must be inspected to ensure compliance with the NEC requirements in effect at the time and place the original wiring was made. The building or structure must be inspected to ensure compliance with all current requirements of chapter 19.28 RCW and the rules developed by the department if:

- a. The original occupancy classification of the building or structure is changed as a result of the move; or
- b. The building or structure has been substantially remodeled or rehabilitated as a result of the move.

4. Residential buildings or structures wired in Canada to Canadian Electrical Code (CEC) standards and moved into the jurisdiction must be inspected to ensure compliance with the following minimum safety requirements:

a. Service, service grounding, and service bonding must comply with this Code.

b. Canadian Standards Association (CSA) listed Type NMD cable is allowed with the following qualifications:

i. CSA listed Type NMD cable, American Wire Gauge #10 and smaller installed after 1964 utilizing an equipment grounding conductor smaller than the phase conductors, must be:

- (a) Replaced with a cable utilizing a full-size equipment grounding conductor; or
- (b) Protected by a ground fault circuit interrupter protection device.

ii. CSA listed Type NMD cable, #8 AWG and larger, must:

- (a) Utilize an equipment grounding conductor sized according to the requirements of the NEC in effect at the time of the installation;
- (b) Be protected by a ground fault circuit interrupter protection device; or
- (c) Be replaced.

c. Other types of wiring and cable must be:

i. Replaced with wiring listed or field evaluated in accordance with U.S. standards by a laboratory approved by the department; or

ii. Protected by a ground fault circuit interrupter protection device and arc fault circuit protection device.

- d. Equipment, other than wiring or panelboards, manufactured and installed prior to 1997 must be listed and identified by laboratory labels approved by the department or CSA labels.
- e. All panelboards must be listed and identified by testing laboratory labels approved by the department with the following qualifications:
  - i. CSA listed panelboards labeled "Suitable for Use as Service Equipment" will be considered to be approved as "Suitable for Use only as Service Equipment."
  - ii. CSA listed panelboards must be limited to a maximum of 42 circuits.
  - iii. CSA listed panelboards used as lighting and appliance panelboards as described in the NEC, must meet all current requirements of the NEC and this chapter.
- f. Any wiring or panelboards replaced or changed as a result of the move must meet current requirements of chapter 19.28 RCW and this chapter.
- g. The location, type, and ground fault circuit interrupter protection of receptacles and equipment in a bathroom, kitchen, basement, garage, or outdoor area must meet the Washington requirements in effect at the time the wiring was installed.
- h. 4, 15-ampere, kitchen small appliance circuits will be accepted in lieu of 2, 20-ampere, kitchen small appliance circuits. Receptacles will not be required to be added on kitchen peninsular or island counters.
- i. Spacing requirements for all other receptacles must meet the Washington requirements in effect at the time the wiring was installed.
- j. Receptacles installed above baseboard or fixed wall space heaters must be removed and the outlet box covered with a blank cover. The receptacle is required to be relocated as closely as possible to the existing location.
- k. Lighting outlet and switch locations must meet the Washington requirements in effect at the time the wiring was installed.
- l. Dedicated 20-ampere small appliance circuits are not required in dining rooms.
- m. Electric water heater branch circuits must be adequate for the load.
- n. The location, type, and circuit protection of feeders must meet the Washington State requirements in effect at the time the wiring was installed.

Section 4. Section 23.05.090 of the Bellevue City Code is hereby amended to read as follows:

**23.05.090 Permits required.**

A. Technical Codes Other than the Electrical Code – Required. Any person who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this chapter and the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

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C. The Electrical Code – Required. In accordance with Chapter 19.28 RCW, an electrical permit is required for the following installations:

1. The installation, alteration, repair, replacement, modification or maintenance of all electrical systems, wire and electrical equipment regardless of voltage.
2. The installation and/or alteration of low voltage systems defined as:
  - a. NEC, Class 1 power limited circuits at 30 volts maximum.
  - b. NEC, Class 2 circuits powered by a Class 2 power supply as defined in NEC 725.41(A).
  - c. NEC, Class 3 circuits powered by a Class 3 power supply as defined in NEC 725.41(A).
3. Telecommunications Systems.
  - a. All installations of telecommunications systems on the customer side of the network demarcation point for projects greater than 10 telecommunications outlets.
  - b. All backbone installations regardless of size and all telecommunications cable or equipment installations involving penetrations of fire barriers or passing through hazardous locations require permits and inspections.
  - c. The installation of greater than 10 outlets and the associated cables along any horizontal pathway from a telecommunications closet to work areas during any continuous 90-day period requires a permit and inspection.
  - d. In R1 and R2 occupancies as defined in the building code, permits and inspections are required for all backbone installations, all penetrations of fire resistive walls, ceilings and floors; and installations of greater than 10 outlets in common areas.
  - e. Definitions of telecommunications technical terms will come from Chapter 19.28 RCW, the currently adopted WAC rules, EIA/TIA standards, and the National Electrical Code.

D. The Electrical Code – Work Exempt from Permit. Certain work is exempt from the permit requirements of this chapter and the electrical code. Exemptions from permit requirements of this chapter and the electrical code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter, the technical codes or any other laws or ordinances of the city. An exemption from the permit requirements of one technical code does not exempt work from the permit requirements of other technical codes or other laws or ordinances of the city. Permits shall not be required for the following:

1. Emergency Repairs. Where equipment replacements and equipment repairs must be performed in an emergency situation posing a significant and immediate risk to life and safety, or a significant and immediate risk of loss to property, the permit application shall be submitted within the next working business day to the building official.
2. An electrical permit shall not be required for the following:
  - a. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the National Electrical Code.

b. Repair or replacement of fixed motors, transformers or fixed approved appliances or devices rated 50 amperes or less which are like-in-kind in the same location.

c. Temporary decorative lighting, when used for a period not to exceed 45 days and removed at the conclusion of the 45-day period.

d. Repair or replacement of current-carrying parts of any switch, conductor or control device which are like-in-kind in the same location.

e. Repair or replacement of attachment plug(s) and associated receptacle(s) rated 50 amperes or less which are like-in-kind in the same location.

f. Repair or replacement of any over current device which is like-in-kind in the same location.

g. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

h. Removal of electrical wiring.

i. Telecommunications Systems.

i. Telecommunications outlet installations within the individual dwelling units of group R1 and R2 occupancies as defined by the building code;

ii. All telecommunications installations within R3 and R4 occupancies as defined in the building code;

iii. The installation or replacement of cord and plug connected telecommunications equipment or for patch cord and jumper cross-connected equipment.

j. Listed wireless security systems where power is supplied by a listed Class 2 plug in transformer installed in R3 and R4 occupancies.

k. The installation, alteration or repair of electrical wiring, apparatus or equipment for the generation, transmission, distribution or metering of electrical energy or in the operation of signals for the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

l. Induction detection loops described in WAC 296-46B-300(2) and used to control gate access devices.

m. Heat cable repair.

n. Travel trailers.

o. Unless specifically noted, the exemptions listed do not include: The replacement of an equipment unit, assembly, or enclosure that contains an exempted component or combination of components (i.e., electrical furnace/heat pumps, industrial milling machine, etc.).

3. Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction.

Section 5. Section 23.05.110 of the Bellevue City Code is hereby amended to read as follows:

**23.05.110 Temporary structures and uses.**

A. Temporary Permits – Technical Codes Other than the Electrical Code. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be

permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause. Additional permits may be required under the technical codes or other city codes and regulations, including the Land Use Code. All temporary installations allowed under this section shall be made in accordance with the requirements of this chapter and the technical codes; provided, that the building official may permit deviations which will not permit hazards to life or property; and further provided, that whenever such hazards are deemed by the building official to exist, the building official may at once rescind or cancel the permit covering such installation and disconnect, or order the disconnection of, all energy to such equipment.

B. Temporary Permits – Electrical Code. If the building official finds that the safety of life and property will not be jeopardized, permits may be issued for temporary electrical installations for use during the construction of buildings or for carnivals, conventions, festivals, fairs, the holding of religious services, temporary lighting of streets, or other approved uses. Permission to use such temporary installation shall not be granted for a greater length of time than 90 days, except that a permit for a temporary installation to be used for constructing of a building may be issued for the period of construction. Should such temporary lighting be over the street area, the proper authorization for such use of the street must first be obtained. Additional permits may be required under the technical codes or other city codes and regulations, including the Land Use Code. All temporary electrical installations allowed under this section shall be made in accordance with the requirements of this chapter and the technical codes; provided, that the building official may permit deviations which will not permit hazards to life or property; and further provided, that whenever such hazards are deemed by the building official to exist, the building official may at once rescind or cancel the permit covering such installation and disconnect, or order the disconnection of all energy to such equipment.

C. For temporary electrical installations, the city will consider a permit applicant to be the owner per RCW 19.28.261 under the following conditions:

Any person firm, partnership, corporation, or other entity registered as a general contractor under chapter 18.27 RCW will be permitted to install a single electrical service per address for the purposes of temporary power during the construction phase of a project, when all of the following conditions are met:

(1). The installation is limited to the mounting and bracing of a pre-assembled pole or pedestal mounted service, the installation of a ground rod or ground plate, and the connection of the grounding electrode conductor to the ground rod or plate;

(2). The total service size does not exceed 200 amperes, 250 volts nominal;

(3). The service supplies no feeders;

(4). Branch circuits not exceeding 50 amperes each are permitted, provided such branch circuits supply only receptacles that are either part of the service equipment or are mounted on the same pole;

(5). The general contractor owns the electrical equipment;

The general contractor has been hired by the property owner as the general contractor for the project; and

(6). The general contractor must purchase an electrical work permit for the temporary service, request inspection, and obtain approval prior to energizing the service.

D. Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this chapter and the technical codes as necessary to ensure the public health, safety and general welfare.

E. Termination of Approval. The building official is authorized to terminate any temporary permit issued under this section and to order the activity, use or structure authorized under the permit to be discontinued.

Section 6. Section 23.05.130 of the Bellevue City Code is hereby amended to read as follows:

**23.05.130 Inspections.**

A. General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter, the technical codes, or of other ordinances of the city. Inspections presuming to give authority to violate or cancel the provisions of this chapter, the technical codes, or of other ordinances of the city shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the city shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. When the installation of an electrical system is complete, an additional and final inspection shall be made. Electrical systems and equipment regulated by the National Electrical Code shall not be connected to the energy source until authorized by the building official.

B. Preliminary Inspections. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

C. Required Inspections. The building official, upon notification, shall make the following inspections:

1. Footing and Foundation Inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.

2. Electrical Underground. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping and conductors are installed, and before backfill is installed. Where excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the raceway, cable or conductors, or where corrosive action will occur, protection shall be

provided in the form of granular or selected material, approved running boards, sleeves or other means.

3. Concrete Slab and Under-Floor Inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, slab insulation, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

4. Lowest Floor Elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in IBC Section 1612.5 or IRC Section R323 shall be submitted to the building official.

5. Exterior Wall Sheathing Inspection. Exterior wall sheathing shall be inspected after all wall framing is complete, strapping and nailing is properly installed but prior to being covered.

6. Roof Sheathing Inspection. Roof sheathing shall be inspected after all roof framing is complete. No roof coverings shall be installed until inspections are made and approved.

7. IMC/UPC/GAS/NEC Rough-in Inspection. Rough-in mechanical, gas piping, plumbing and electrical shall be inspected when the rough-in work is complete and, if required, under test. No connections to primary utilities shall be made until the rough-in work is inspected and approved. Electrical rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all wiring and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes. All required equipment grounding conductors installed in concealed cable or flexible conduit systems must be completely installed and made up at the time of the rough-in cover inspection.

8. Frame Inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

9. Lath Inspection and Gypsum Board Inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, are in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance rated assembly or a shear assembly.

10. Fire-Resistant Penetration Inspections. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

11. Energy Efficiency Inspection.

a. Envelope.

i. Wall Insulation Inspection. To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.

ii. Glazing Inspection. To be made after glazing materials are installed in the building.

iii. Exterior Roofing Insulation. To be made after the installation of the roof insulation, but before concealment.

iv. Slab/Floor Insulation. To be made after the installation of the slab/floor insulation, but before concealment.

b. Mechanical.

i. Mechanical Equipment Efficiency and Economizer. To be made after all equipment and controls required by this chapter and the technical codes are installed and prior to the concealment of such equipment or controls.

ii. Mechanical Pipe and Duct Insulation. To be made after all pipe and duct insulation is in place, but before concealment.

c. Lighting and Motors.

i. Lighting Equipment and Controls. To be made after the installation of all lighting equipment and controls required by this chapter and the technical codes, but before concealment of the lighting equipment.

ii. Motor Inspections. To be made after installation of all equipment covered by the Energy Code, but before concealment.

12. Electrical. The building official may require special inspection of equipment or wiring methods under the following conditions:

a. Where the installation requires special training, equipment, expertise, or knowledge;

b. Where there is insufficient evidence of compliance with the provisions of this code;

c. Where the material or method does not conform to the requirements of this code; or

d. To substantiate claims for alternative materials or methods.

Where such special inspection is required, it shall be performed by an accredited electrical products testing laboratory approved by the State of Washington under WAC 296-46B-999 and acceptable to the building official. The special inspection person/agency shall be designated and approved prior to beginning the installation of wiring or equipment. A written report from the designated special inspection agency indicating that the installation conforms to the appropriate codes and standards shall be received by the building official prior to that installation being approved. All costs for such testing and reporting shall be the responsibility of the permit holder.

13. Final Inspection. The final inspection shall be made after all work required by the permit is completed.

Section 7. Section 23.05.190 of the Bellevue City Code is hereby amended to read as follows:

**23.05.190 Unsafe structures and equipment.**

A. Buildings or structures regulated by this chapter and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe buildings.

B. Building service equipment regulated by such codes, which constitutes a fire, electrical or health hazard, or an unsanitary condition, or which is otherwise dangerous to human life is, for the purpose of this section, unsafe. Use of buildings,

structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

C. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or otherwise unable to sustain the design loads which are specified in the building code are designated as unsafe building appendages.

D. Unsafe buildings, structures or appendages and building service equipment are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the dangerous buildings code or such alternative procedure as may be adopted by the city. As an alternative, the building official or other employee or official of the city as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

E. Authority to condemn electrical systems. Wherever the Building official determines that any electrical system, or portion thereof, regulated by this code has become hazardous to life, health or property, the building official shall order in writing that such electrical systems either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective electrical system or equipment after receiving such notice. Where such electrical system is to be disconnected, written notice as prescribed in this code shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

F. Connection after order to disconnect. A person shall not make utility service or energy source connections to systems regulated by this code, which have been disconnected or ordered to be disconnected or the use of which has been ordered to be discontinued by the building official, until the building official authorizes the reconnection and use of such systems.

Section 8. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 9. This ordinance shall take effect and be in force thirty (30) days after passage and legal publication.

ORIGINAL

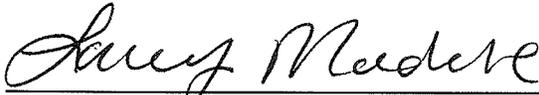
Passed by the City Council this 16<sup>th</sup> day of February, 2010  
and signed in authentication of its passage this 16<sup>th</sup> day of February,  
2010.

(SEAL)

  
\_\_\_\_\_  
Don Davidson, DDS  
Mayor

Approved as to form:

Lori M. Riordan, City Attorney

  
\_\_\_\_\_  
Lacey Madche, Assistant City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

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