



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, June 10, 2021
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. STUDY SESSION - 5:30 P.M.

- 1. Pavement Preservation Funding Options - Kirk Johnson, Finance Director, Bryan Kast, Public Works Director**

II. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

III. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the May 27, 2021 Meeting**
- 3. Employment Contract**

V. PRESENTATION

- 1. Proclamation Policy & Process - Lee Knottnerus, Deputy City Manager**
- 2. Consideration of Pride Month Proclamation - Lee Knottnerus, Deputy City Manager**
- 3. City Council Appointment Process - Lee Knottnerus, Deputy City Manager**

VI. BUSINESS

- 1. Motion - Approval of Award of Stormwater Facility Rehab Bid - Bryan Kast, Public Works Director**
- 2. Motion - Approval of Award of Gee Creek Trail - Abrams Park to Heron Drive - Bryan Kast, Public Works Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1344 – Ridgefield Municipal Code Amendment - Building and Fire Code Updates - Claire Lust, Community Development Director**

VIII. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
- 3. City Manager**

X. ADJOURN

**City Council Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021
ITEM: STUDY SESSION - 5:30 P.M.
AGENDA ITEM TITLE: Pavement Preservation Funding Options

GOVERNING LEGISLATION:

RMC 3.95 Transportation Benefit District

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance No. 998 in 2008 establishing a Transportation Benefit District (TBD); Council adopted Ordinance No. 1281 on December 6, 2018 to establish a funding source for the TBD, Council adopts an annual budget to appropriate funding for pavement preservation

SUMMARY/BACKGROUND:

Presentation on funding source options and pavement condition index over the next 10 years

BUDGET/FINANCIAL IMPACTS:

Impact to be determined depending on funding/revenue sources.

ACTION OR MOTION:

No action requested. Staff asks for direction on how to proceed prior to development of the 2022 budget.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

City Council approves claims and/or payroll of the City on a regular basis

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

ACTION OR MOTION:

Approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: June 10, 2021 - Claims Report (PDF)

City of Ridgefield

Claims Payment Report

For Approval on: June 10, 2021

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC53962	Information Technology	CRM Platform - 4/2019-4/2022	16,293.46
ACCELA INC. Total					16,293.46
ADAIR HOMES INC	3584	BLD-21-0091	Genl Govt/Facilities	Refund BLD-21-0091	348.15
ADAIR HOMES INC Total					348.15
Advanced Excavating Specialists	UB*00539	1	Genl Govt/Facilities	Refund Check 010981-002 Hydrant Meter 5810 S 11th St	243.82
Advanced Excavating Specialists Total					243.82
AMAZON BUSINESS	3485	14GF-4MGF-PL14	Genl Govt/Facilities	2021 F150 Hitch	37.81
		1HHG-DPRL-DJY3	Genl Govt/Facilities	Oper/Office Supp - CH	64.88
		1TJR-JFDD-JWMH	Genl Govt/Facilities	Rain Gear - Spencer	9.21
			Public Works	Rain Gear - Spencer	82.92
		1749-XJRL-DKKX	Genl Govt/Facilities	General Stock Screen Protectors	7.57
		1TRN-DN6T-1HYH	Administration	Admin Oper Supp	85.64
		1QDD-X9FW-9RT1	Public Works	Headset/Mic - Blake	41.18
		1GJM-NT43-7X7C	Genl Govt/Facilities	Office/Oper Supp - CH	56.28
		1HVT-9CTC-T17M	Public Safety	Office/Oper Supp - PD	112.55
		1G7Q-T7C9-GM4M	Genl Govt/Facilities	Event Postcard Supp	10.83
		1NR9-6LXM-L6VH	Genl Govt/Facilities	Batteries/Easel Pad's	122.40
		137H-7RXY-M4X6	Genl Govt/Facilities	Events Supp	90.55
		1N7D-9Q1Y-K3WT	Administration	Phone Cases - Blehm/Thompson	26.00
		1JD4-9K1D-R39P	Genl Govt/Facilities	Cart Wheels - Refund	(17.01)
AMAZON BUSINESS Total					730.81
ARBORSCAPE LTD INC	3562	21-51805	Public Works	Tree Removal at Abrams Park	896.47
ARBORSCAPE LTD INC Total					896.47
Ardizzone Jerry	UB*00524	1	Genl Govt/Facilities	Refund Check 005369-004 311 N 33rd Ct	68.89
Ardizzone Jerry Total					68.89
Avalon Events	UB*00522	1	Genl Govt/Facilities	Refund Check 005034-000 113 S Main Ave	120.03
Avalon Events Total					120.03
BRIDGETOWER OPCO LLC	3585	745055806	Public Works	Gee Creek Trail - Abrams Park	418.20
		745055807	Public Works	Storm Facility Rehab - Adv	471.50
BRIDGETOWER OPCO LLC Total					889.70
BSK ASSOCIATES	2119	VE01556	Public Works	Coliform Testing - May 2021	555.50
BSK ASSOCIATES Total					555.50
Chemarin Lisa	UB*00529	1	Genl Govt/Facilities	Refund Check 013831-000 358 N Green Gables Loop	28.00
Chemarin Lisa Total					28.00
CLARK COUNTY	102	CI028099	Judicial	Pretrial Supervision - April 2021	167.20
		CI028129	Public Works	Whatley Decant Billing - April 2021	839.31
		CI028093	Public Works	Traffic Signal Labor - April 2021	117.00
CLARK COUNTY Total					1,123.51

Attachment: June 10, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
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CLARK PUBLIC UTILITIES	110	7559-485-202105	Genl Govt/Facilities	230 Pioneer Ave	176.68
			Public Safety	116 N Main Avenue	173.74
			Public Works	337 S Royal Rd.	131.79
				255 S 56th Pl - Electricity	2,909.27
				512 N Allen Dr - Electricity	26.83
				535 N Abrams Park Rd.	46.36
				Municipal Lighting Lease	8,252.37
				800 NE 264 St Intertie 1 - Water	685.61
				109 W Division St - Electricity	117.91
				N 35th Ave and Pioneer St	53.52
				N 1st Cir & N 65th Ave - Park & Ride	54.91
				1504 NW Intertie 3 - Water	661.00
				3701 N 3rd Cir - Electricity	26.91
				911 N 65th Ave Intertie 2 - Water	132.71
				Pioneer St. & Gee Creek Loop - Electricity	27.16
				City Park/Water Well	4,109.32
				Traffic Signal - Hillhurst/Royal Rd.	51.47
				N Abrams Park/E Division	150.56
				2300 N 3rd Way Bellwood Trail Lights	34.99
				Overlook Park - Electricity	49.93
				SR/Pioneer ST & S 65 AVE	51.64
				SR/Pioneerst & S 56 PL	90.16
				S Cispus Way	46.91
				400 N Abrams Park Rd	871.30
				214 S Riverview Dr	217.00
CLARK PUBLIC UTILITIES Total					19,150.05
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	142317	Public Works	2020 Pavement Repairs/Manhole Adjustments	13,726.69
CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total					13,726.69
CLEAN WORLD MAINTENANCE INC	3105	46303	Genl Govt/Facilities	Janitorial Services - CH - May 2021	340.92
				Janitorial Services - PW - May 2021	77.88
			Public Safety	Janitorial Services - PD - May 2021	230.40
			Public Works	Janitorial Services - PW - May 2021	168.34
			Finance	Additional COVID Cleanings - May 2021	820.67
CLEAN WORLD MAINTENANCE INC Total					1,638.21
COLUMBIAN PUBLISHING	116	28985	Community Development	Ord 1341/1342	91.80
		29056	Community Development	Type II Land Use - Union Ridge Lots	118.80
		28980	Public Works	Gee Creek Trail / Storm Facility Rehab Invitations to Bid	669.90
COLUMBIAN PUBLISHING Total					880.50
COMCAST	2271	2271-202105-230	Genl Govt/Facilities	Internet Services - CH	466.92
		2271-202105-510	Genl Govt/Facilities	Internet Services - RACC	72.87
			Public Works	Internet Services - RACC	62.74
			Community Development	Internet Services - RACC	263.23

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COMCAST Total					865.76
COMCAST BUSINESS - EPAY	1666	904853386	Genl Govt/Facilities	Internet Services - CH	384.32
COMCAST BUSINESS - EPAY Total					384.32
CORE & MAIN LP	2906	O136821	Public Works	Water Supplies	286.96
CORE & MAIN LP Total					286.96
DEPARTMENT OF COMMERCE STATE OF WASHINGT	2889	PWTFNT-398336	Public Works	PWTF Interest - PR20-96103-012	501.01
				PWTF Principal - PR20-96103-012	31,735.80
DEPARTMENT OF COMMERCE STATE OF WASHINGTON Total					32,236.81
DEPARTMENT OF ECOLOGY	144	0144-20210610	Public Works	Water Rights Prj 9U15	5,400.00
DEPARTMENT OF ECOLOGY Total					5,400.00
DEPARTMENT OF LICENSING - CPL	154	RG0000692-2021	Genl Govt/Facilities	CPL Fees - Black	18.00
		RG0000696-2021	Genl Govt/Facilities	CPL Fees - Tavares	18.00
		RG0000699-2021	Genl Govt/Facilities	CPL Fees - Kozhemyakin	18.00
		RG0000701-2021	Genl Govt/Facilities	CPL Fees - Deleon	18.00
		RG0000695-2021	Genl Govt/Facilities	CPL Fees - Flexer	18.00
		RG0000671-2021	Genl Govt/Facilities	CPL Fees - Rigsby	18.00
		RG0000698-2021	Genl Govt/Facilities	CPL Fees - Fink	18.00
		RG0000647-2021	Genl Govt/Facilities	CPL Fees - Ferguson	18.00
		RG0000700-2021	Genl Govt/Facilities	CPL Fees - McPeake	18.00
		RG0000694-2021	Genl Govt/Facilities	CPL Fees - Quinn	18.00
		RG0000702-2021	Genl Govt/Facilities	CPL Fees - Bailey	18.00
		RG0000693-2021	Genl Govt/Facilities	CPL Fees - Clark	18.00
		RG0000697-2021	Genl Govt/Facilities	CPL Fees - Bernard	18.00
		RG0000691-2021	Genl Govt/Facilities	CPL Fees - Dimmitt	18.00
		RG0000690-2021	Genl Govt/Facilities	CPL Fees - Joy	18.00
		RG0000703-2021	Genl Govt/Facilities	CPL Fees - Haugen	18.00
DEPARTMENT OF LICENSING - CPL Total					288.00
DKS ASSOCIATES	1565	77433	Community Development	On Call Review Services - April 2021	718.75
DKS ASSOCIATES Total					718.75
ELCOR INC	2081	MSP-13642	Public Safety	IT Services - May 2021	3,386.67
			Public Works	IT Services - May 2021	2,932.25
			Community Development	IT Services - May 2021	3,010.38
			Information Technology	IT Services - May 2021	6,475.18
		13698	Public Safety	Replacement Microphone - PD	20.88
			Community Development	Permit Tech - Computer/Monitor	1,646.79
			Information Technology	Remote Access Security 2021-2022	88.44
			ELCOR INC Total		
FERGUSON ENTERPRISES INC # 8423	181	0984736-1	Genl Govt/Facilities	Water Meters	(1,088.64)
			Public Works	Water Meters	14,048.64
		984705	Genl Govt/Facilities	Water Meters	(362.88)
			Public Works	Water Meters	4,682.88
		987871	Genl Govt/Facilities	Water Meters	(448.31)

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FERGUSON ENTERPRISES INC # 8423	181	987871	Public Works	Water Meters	5,785.33
		993742	Public Works	Water Supp	137.08
FERGUSON ENTERPRISES INC # 8423 Total					22,754.10
GC SYSTEMS INC	3454	40740	Public Works	Water Supp	726.29
GC SYSTEMS INC Total					726.29
Goodfellow Philip	UB*00531	1	Genl Govt/Facilities	Refund Check 005677-000 5 S Gee Creek Loop	1.61
Goodfellow Philip Total					1.61
GOVLIST INC.	3583	1173	Information Technology	eProcurement Portal	6,000.00
GOVLIST INC. Total					6,000.00
GRAY AND OSBORNE INC	207	21245.00-3	Community Development	McCormick Creek Phase 3 Final Plat	197.41
		21237.00-3	Public Works	Risk and Resiliency Assessment	279.66
GRAY AND OSBORNE INC Total					477.07
Guo Wei	UB*00523	1	Genl Govt/Facilities	Refund Check 013609-000 2244 S Chukar Dr	63.55
Guo Wei Total					63.55
H.D. FOWLER COMPANY	2036	I5784175	Public Works	Water Meters	1,839.61
		I5781023	Public Works	Water Meters	873.44
H.D. FOWLER COMPANY Total					2,713.05
HARPER HOUF PETERSON RIGHELLIS INC.	1678	50589	Community Development	51st Rdbt/Pioneer Widening	7,712.50
HARPER HOUF PETERSON RIGHELLIS INC. Total					7,712.50
HARRY'S LAWN AND POWER EQUIPMENT	214	203828	Public Works	Trimmer Head	38.11
HARRY'S LAWN AND POWER EQUIPMENT Total					38.11
HONEY BUCKETS	223	552114403	Public Works	Davis park port-a-potty	373.00
		552122392	Finance	Washing Station Service	345.00
HONEY BUCKETS Total					718.00
Iron Horse LLC	UB*00532	1	Genl Govt/Facilities	Refund Check 013689-000 Hydrant Meter 115 S 3rd St	80.10
Iron Horse LLC Total					80.10
J2 BLUE PRINT SUPPLY	243	AR102761	Community Development	Plotter Contract - May 2021	5.64
		AR103279	Genl Govt/Facilities	100 Miles Sponsor Banner	403.79
		AR103094	Community Development	Plotter Contract - June 2021	54.20
J2 BLUE PRINT SUPPLY Total					463.63
James Jeffrey	UB*00530	1	Genl Govt/Facilities	Refund Check 007737-000 1804 N Heron Dr	36.23
James Jeffrey Total					36.23
JEFF PETTIT	488	0488-20210610	Public Safety	Meals per diem - Pettit	285.00
JEFF PETTIT Total					285.00
JESSICA KIPP	2099	2099-20210610	Administration	Mileage Reimb - Kipp	16.91
JESSICA KIPP Total					16.91
JOHN & MARYJANE ROSE	3582	BLD-21-0078	Genl Govt/Facilities	Refund BLD-21-0078	1,801.28
JOHN & MARYJANE ROSE Total					1,801.28
JOHN P MCDONAGH	2267	20052019	Council	Council Retreat Facilitaion	1,500.00
JOHN P MCDONAGH Total					1,500.00
Kellmer Savannah	UB*00526	1	Genl Govt/Facilities	Refund Check 012462-000 233 N 33rd Ct	38.87
Kellmer Savannah Total					38.87

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Kelly Suzanne	UB*00537	1	Genl Govt/Facilities	Refund Check 011490-001 521 S 19th Pl	19.45
Kelly Suzanne Total					19.45
KIRK JOHNSON	1716	1716-20210610	Finance	Mileage Reimb - Johnson	134.18
KIRK JOHNSON Total					134.18
Krippner Homes NW LLC	UB*00534	1	Genl Govt/Facilities	Refund Check 010340-122 2054 N 4th Way	51.17
	UB*00540	1	Genl Govt/Facilities	Refund Check 010340-117 2128 N 4th Way	49.74
Krippner Homes NW LLC Total					100.91
L.N. CURTIS AND SONS	3075	INV489850	Public Safety	RDS Holsters	360.97
L.N. CURTIS AND SONS Total					360.97
LESERINE MURITOK	3482	18	Judicial	Interpreting Services	120.00
LESERINE MURITOK Total					120.00
LINKO TECHNOLOGY INC.	3337	8306	Genl Govt/Facilities	Web Backflow Testing Annual Hosting Fee - 4/2021 - 4/2022	(117.60)
			Public Works	Web Backflow Testing Annual Hosting Fee - 4/2021 - 4/2022	1,517.60
		8343	Genl Govt/Facilities	Web Backflow Tests - April 2021	(29.23)
			Public Works	Web Backflow Tests - April 2021	377.23
LINKO TECHNOLOGY INC. Total					1,748.00
MCM Of Washington	UB*00525	1	Genl Govt/Facilities	Refund Check 009510-076 2610 S 10th Ct	67.98
MCM Of Washington Total					67.98
MJB CONSULTING INC	3117	1994	Genl Govt/Facilities	State Lobbyist - May 2021	2,500.00
MJB CONSULTING INC Total					2,500.00
NATHAN GIBSON	1036	1036-20210610	Public Safety	Air Compressor Reimb. - Gibson	178.84
NATHAN GIBSON Total					178.84
New Tradition Homes	UB*00538	1	Genl Govt/Facilities	Refund Check 009388-148 1703 S 43rd Pl	62.46
New Tradition Homes Total					62.46
NORTHSTAR CHEMICAL INC.	1019	194981	Public Works	Sodium Hypochlorite	1,017.39
NORTHSTAR CHEMICAL INC. Total					1,017.39
NORTHWEST STAFFING	522	4117326	Community Development	Temp Services - Frosh	497.20
		4117080	Community Development	Temp Services - Frosh	497.20
		4117200	Community Development	Temp Services - Frosh	497.20
NORTHWEST STAFFING Total					1,491.60
ON-HOLD CONCEPTS INC	2217	542111	Information Technology	On-Hold Music Service - June 2021	24.95
ON-HOLD CONCEPTS INC Total					24.95
Otteson Abigail	UB*00528	1	Genl Govt/Facilities	Refund Check 010493-000 190 N 44th Pl	106.19
Otteson Abigail Total					106.19
PACIFIC OFFICE AUTOMATION - LEASE	1564	72541904	Genl Govt/Facilities	RACC Copier Lease	19.22
				PW Shop Printer	5.48
				City Hall Copier Lease	609.88
			Public Works	RACC Copier Lease	285.72
				PW Shop Printer	81.65
			Community Development	RACC Copier Lease	304.94
PACIFIC OFFICE AUTOMATION - LEASE Total					1,306.89
PATRICIA THOMPSON	2644	2644-20210610A	Genl Govt/Facilities	Supp/Mileage Reimb - Thompson	32.99

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PATRICIA THOMPSON	2644	2644-20210610A	Administration	Supp/Mileage Reimb - Thompson	21.84
		2644-20210610	Administration	Mileage Reimb - Thompson	13.44
PATRICIA THOMPSON Total					68.27
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.000-25	Community Development	Developer Plan Review	1,787.50
		0071543.000-4	Public Works	Pioneer Street Extension	40,079.15
		0071403.000-12	Public Works	I-5 Connection Prj	17,289.06
PBS ENGINEERING AND ENVIRONMENTAL Total					59,155.71
PIONEER PEST MANAGEMENT	2040	453334	Public Safety	PD Pest Control	107.32
PIONEER PEST MANAGEMENT Total					107.32
PRAETORIAN DIGITAL	3484	INVPR2512	Public Safety	PoliceOne Academy	847.00
PRAETORIAN DIGITAL Total					847.00
PURCHASE POWER	356	40726781	Genl Govt/Facilities	Postage	500.00
PURCHASE POWER Total					500.00
R Parker Llc	UB*00527	1	Genl Govt/Facilities	Refund Check 010446-001 166 N 43rd Pl	15.66
R Parker Llc Total					15.66
Ridgefield East Development LLC	UB*00536	1	Genl Govt/Facilities	Refund Check 012992-045 8516 N 2nd Loop	11.31
	UB*00533	1	Genl Govt/Facilities	Refund Check 012992-000 8726 N 3rd Way	19.65
Ridgefield East Development LLC Total					30.96
ROBERT AICHELE	3449	3449-20210610	Council	Mileage Reimb - Aichele	13.44
ROBERT AICHELE Total					13.44
Rusay Julie	UB*00535	1	Genl Govt/Facilities	Refund Check 011275-000 961 N Helens View Dr	77.15
Rusay Julie Total					77.15
SAUER HOLDINGS LLC	2885	40051	Finance	Outdoor Dining Tents	819.50
SAUER HOLDINGS LLC Total					819.50
Serface Brian	UB*00503	1	Genl Govt/Facilities	Refund Check 007692-000 2037 N 8th Way	122.34
Serface Brian Total					122.34
SITEONE LANDSCAPE SUPPLY LLC	2951	109452615-001	Public Works	Parks Oper Supplies	90.08
		108875374-001	Public Works	Parks Supplies	131.63
SITEONE LANDSCAPE SUPPLY LLC Total					221.71
STAPLES CONTRACT & COMMERCIAL INC	2884	8062451551	Genl Govt/Facilities	Oper Supp- RACC	1.92
				Office Supp- RACC	0.08
				Office Supp- Dusten	0.48
				Oper Supp - Gen	6.73
			Public Works	Oper Supp - Water	183.19
				Oper Supp- RACC	25.75
				Office Supp- RACC	1.12
				Office Supp- Dusten	2.39
			Community Development	Oper Supp- RACC	27.67
				Office Supp- RACC	1.20
				Office Supp- Dusten	6.66
				Office Supp- CDD	138.71
			Finance	Office Supp - FIN	11.00

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STAPLES CONTRACT & COMMERCIAL INC	2884	8062451551	Administration	Office Supp- ADMIN	9.30
STAPLES CONTRACT & COMMERCIAL INC Total					416.20
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-020-466-358	Genl Govt/Facilities	April 2020 B&O and Excise Tax	1,052.00
			Public Works	April 2020 B&O and Excise Tax	5,246.22
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					6,298.22
TERESA D JOHNSON CPA INC.	561	5672	Finance	2020 Financial Report	674.50
TERESA D JOHNSON CPA INC. Total					674.50
THE MASTERS TOUCH LLC	1786	P75375	Public Works	Backflow Letters - Postage - May 2021	99.45
		75243	Public Works	Backflow Letters - May 2021	330.45
		74892	Public Works	Backflow Letters - April 2021	332.61
		P75243	Public Works	Backflow Letters Postage - May 2021	61.71
		P74892	Public Works	Backflow Letters Postage - April 2021	87.21
		75375	Public Works	Backflow Letters - May 2021	333.66
THE MASTERS TOUCH LLC Total					1,245.09
THE PARR COMPANY	964	26563446	Public Works	Water Supp	16.55
		26563694	Public Works	Storm Tools	42.05
THE PARR COMPANY Total					58.60
TRAFFIC SAFETY SUPPLY	432	INV038309	Genl Govt/Facilities	Traffic Cones	(71.46)
			Public Works	Traffic Cones	1,929.46
		INV038244	Genl Govt/Facilities	Parking Signs	(3.11)
			Public Works	Parking Signs	40.11
		INV037642	Public Works	Storm Supplies	1,436.26
TRAFFIC SAFETY SUPPLY Total					3,331.26
USA BLUEBOOK	444	537517	Genl Govt/Facilities	PW Oper Supplies	20.41
			Public Works	PW Oper Supplies	303.94
USA BLUEBOOK Total					324.35
WAPITI NW LLC	2545	9231	Genl Govt/Facilities	37166D - Equipment Maint / Generator	32.73
			Public Works	37166D - Equipment Maint / Generator	486.62
		9216	Public Works	48619D Vehicle Maint - Brunson	318.32
		9240	Genl Govt/Facilities	63637D Vehicle Maint. - Embry	35.79
			Public Works	63637D Vehicle Maint. - Embry	322.14
		9176	Public Works	1995 580L - Equipment Maint.	676.78
WAPITI NW LLC Total					1,872.38
WATKINS TRACTOR & SUPPLY CO.	3423	361241	Public Works	Abrams Park Mower	3,241.92
WATKINS TRACTOR & SUPPLY CO. Total					3,241.92
WELLWORKS FOR YOU	3414	13878	Genl Govt/Facilities	Wellness Program - May 2021	548.00
WELLWORKS FOR YOU Total					548.00
WEX BANK - EPAY	3552	72003862	Genl Govt/Facilities	PW May 2021 Fuel	264.42
			Public Safety	PD May 2021 Fuel	2,291.92
			Public Works	PW May 2021 Fuel	3,939.34
			Community Development	CDD May 2021 Fuel	377.93
WEX BANK - EPAY Total					6,873.61

Attachment: June 10, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: June 10, 2021

WILCO FARM STORE	655	715045/6	Public Works	Streets/Parks Small Tools	115.97
		715444/6	Public Works	Parks Oper Supplies	92.09
WILCO FARM STORE Total					208.06
WOODLAND SAW AND CYCLE INC.	2223	1319	Public Works	Storm Equip Supplies	22.64
		1503	Public Works	Parks Equip Supp	59.28
WOODLAND SAW AND CYCLE INC. Total					81.92
Grand Total					256,254.26

Attachment: June 10, 2021 - Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the May 27, 2021 Meeting

AGENDA ITEM TITLE:

Approval of minutes from the following meeting(s) of the council:

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

Staff has prepared the minutes for Council consideration of adoption for the Council meeting(s)

BUDGET/FINANCIAL IMPACTS:

Not applicable

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 05-27-2021 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
May 27, 2021

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Marijuana Retail, Production and Processing

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

LATE CHANGES TO THE AGENDA

None

COUNCIL MEMBER DAY RECOGNITION FOR TIME SERVED ON RIDGEFIELD CITY COUNCIL

PUBLIC COMMENT

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

Nathan McCann
 Kathleen Huber
 Jill Karmy
 Abigayle Coleman
 Justin Wood
 David Lampe
 Angie Simas
 Marie Bouvier
 Judah Smith
 Roy Garrison
 Megan Thompson
 Cristyn

Attachment: 05-27-2021 (Approval of Minutes)

Caitlyn Havens
Nikki Duke

CONSENT AGENDA - APPROVE AS PRESENTED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the May 6, 2021 Meeting

PRESENTATION

1. 1st Quarter 2021 Financial Report
2. Pioneer Street East Roundabout Design Concepts

BUSINESS

1. Second Reading of Ordinance No. 1339 – Ridgefield Municipal Code Title 18 - Housing Code Updates - Claire Lust, Community Development Director

In 2020 and 2021, Community Development staff have worked with MAKERS architecture and urban design to draft housing code updates. The core purpose is to update the development standards for duplexes and triplexes and to improve review processes for missing middle housing in order to meet the Department of Commerce grant requirements under HB 1923: Increasing urban residential building capacity. The code updates also address development standards for single-family detached housing, overall subdivision design, and open space/trails. On March 3, 2021, Planning Commission held a public hearing and forwarded a recommendation of approval of the Housing Code Updates to City Council. On March 25, 2021, Council held a public hearing on the proposed updates. Based on feedback received during the public hearing and from Council in their discussion, staff and the project consultants have made a number of changes to the proposed code. Housing code updates document includes those sections that have been revised, removed, or added since the Planning Commission and City Council hearings.

City Council discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1339 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

2. Second Reading of Ordinance No. 1343 - Shoreline Master Program Update - Anne McNamara, Associate Planner

In 2019, the Community Development Department received \$16,800 in grant funding from the Department of Ecology to conduct a periodic review of the City's Shoreline Master program to enact changes related to updated Department of Ecology definitions, adding Carty Lake to the shoreline designation map, revisions to maintain consistency with state laws, changes to nonconforming use and development provisions, and adopting the City's Critical Areas regulations by reference. The periodic

Attachment: 05-27-2021 (Approval of Minutes)

review is required under the Shoreline Management Act. A required joint City of Ridgefield/Department of Ecology hearing per WAC 173-26-104 was held at the April 7, 2021 Planning Commission meeting. Council conducted a public hearing on the proposed updates on May 6, 2021. Since the May 6 hearing, staff have incorporated into the draft minor housekeeping updates suggested by Ecology in their initial determination.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1343 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

3. Resolution No. 593 – Approval of Designation of Official Newspaper - Kirk Johnson, Finance Director

RCW 35A.21.230 provides that “Each code city shall designate an official newspaper by resolution. The newspaper shall be of general circulation in the city and have the qualifications prescribed by chapter 65.16 RCW”. City procurement policy requires services, including selection of the official newspaper, to be obtained using due diligence for both price and quality. Therefore, the city must have one official newspaper that it should contract with based on an annual bid process. The city may, of course, publish notices in newspapers in addition to the official newspaper. A request for bids was published in the Reflector and the Columbian with a deadline for submission no later than 2:00 PM on May 5, 2021. The bid is for publications during the period of June 1, 2021 through May 31, 2022. The city received one bid from the Columbian. The Columbian has been the official newspaper for the city for the past 3 years. There is no change to advertising rates when compared to the previous year. The Columbian has the highest circulation in Southwest Washington for any newspaper and includes online posting for legal notices.

MOTION: MOVED TO ADOPT RESOLUTION NO. 593 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

4. Motion - Approval of McCormick Creek Phase 2 Final Plat

The Ridgefield Hearing Examiner approved the preliminary plat for the Keller Seton Mixed Use Master Plan and Preliminary Subdivision on June 27, 2018, as PLZ-18-0035. The project subdivided the parent parcel into three commercial lots (Keller), three residential tracts to include 126 single-family residential lots (Seton), and an intervening open space tract. Staff approved the Keller Seton Mixed Use Post Decision Review on November 27, 2019, as PLZ-19-0107. The purpose of the PDR was to allow single-family attached units as an alternative to the approved single-family detached units, without changing the approved lot configuration or total number of dwelling units. The PDR also clarified the applicant’s request to average wetland buffers as proposed in the preliminary application but not adequately memorialized in the final order. The applicant has renamed the residential portion of the project as McCormick Creek. The plat is not subject to a development agreement. The applicant proposes to subdivide the 3.69-acre site with 42 single-family residential lots. Per the preliminary subdivision decision and the post decision review, both detached single-family and attached single-family (townhouse) are permitted products in McCormick Creek Phase 2. The applicant states that the lots in Phase 2 will be detached. The lots in Phase 2 are numbered 35-37, 69-70, 87-118, and 122-126. The lots range from

2,478 square feet (Lots 104-111) to 3,404 square feet (Lot 70), consistent with the lot sizes and density approved through the Seton preliminary subdivision. The average lot area is 2,602 square feet.

MOTION: MOVED TO APPROVE MCCORMICK CREEK PHASE 2 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

5. Motion - Approval of Taverner Ridge Phase 5 Final Plat

Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF #5308399, records of Clark County, WA. Taverner Ridge has eleven phases. Phases 1-4 and 6-11 have received final plat approval, and Phase 5 is the final phase to request final plat approval. The applicant proposes to subdivide the 9.51-acre site with Assessor's #986056221 into 10 single-family residential lots. The lots range from 13,895 square feet (Lot 8) to 92,005 square feet (Lot 4), consistent with the lot sizes and density approved through the Taverner Ridge preliminary PUD. The average lot area is 35,431 square feet.

City Council discussion.

MOTION: MOVED TO APPROVE TAVERNER RIDGE PHASE 5 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Sandra Day, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Wells, Stose, Day, Lindsay, Aichele, Ziemer
NAYS:	Onslow

PUBLIC COMMENT

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

Chuck Green
Jill Karmy

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day last report - Attended tons of meetings. We have a great City Council.

Public Works Director Bryan Kast presented options for splash pad at Overlook Park

Mayor

Executive Session - City Manager Performance Evaluation Pursuant to RCW 42.30.110(1)(G)

Mayor Stose announced that City Council will enter into Executive Session to discuss City Manager performance evaluation pursuant to RCW 42.30.110(1)(g) for approximately 15 minutes and action is anticipated (9:07PM).

Attendees: City Council, City Manager Steve Stuart.

City Council back in session: 9:23PM.

MOTION: Council Member Lindsay moved to raise City Manager's annual salary by 4% and a bonus of \$15,000.

SECOND: Council Member Day.

MOTION PASSED.

ADJOURN - [9:23 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: Employment Contract

SUMMARY/BACKGROUND:

To be consistent with a City of Ridgefield contract, a modification is being made to May 27, 2021 Council action by reducing the expenditure by \$2,500.

ACTION OR MOTION:

Approve by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: Proclamation Policy & Process

Proclamation Policy & Process

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS: 1.Proclamation Policy.June 2021 (PDF)

CITY OF RIDGEFIELD

POLICY FOR RESPONDING TO PUBLIC REQUESTS FOR PROCLAMATIONS

Policy: Proclamations encourage public awareness, provide valuable education and information, and provide recognition for organizations, issues or activities that are significant to the residents of Ridgefield.

The Ridgefield City Council may issue proclamations for events/activities, causes, programs and nonprofit organizations that have a positive impact on or enhance the community, convey a positive and inclusive message to Ridgefield residents, and are consistent with the City mission.

Guidelines:

Definition. Proclamations are ceremonial documents signed by the Mayor to formally recognize a special event or issue that is deemed to be of interest and/or benefit to the residents of Ridgefield. Proclamations are generally issued for:

- Public awareness campaigns.
- Nonprofit organizations
- Arts and cultural celebrations within Ridgefield
- Special honors

Making a Request. The following procedures apply to public requests for proclamations:

1. The request for a proclamation must be made by a non-profit, community organization or City Partner. An organization may only make two requests annually.
2. The organization making the request must submit an application to the City Clerk. The application must be submitted by someone who has the authority to speak/act on behalf of the organization.
3. If the request is from a national or out-of-state organization, a local office or chapter should be associated with the request.
4. The request should be submitted at least four weeks in advance of the proclamation date.
5. A representative of the organization should agree to be in attendance to accept the proclamation.

Proclamations are not automatically renewed. Requests must be made on an annual basis.

Consideration of the Request. Upon receipt of a request, the City will determine if the proposed proclamation meets the intent of this policy. In making the determination, consideration will be given to the following factors:

- Is the purpose of the proclamation consistent with the City's vision, mission and goals?
- Does the subject matter demonstrate respect for all Ridgefield residents?
- Would the proclamation foster a sense of community?

- Would the proclamation provide education, raise awareness or similar benefits for Ridgefield residents?
- Does the proclamation relate or connect to the City, to an organization within the city or to a statewide or national issue impacting Ridgefield?
- Is the request similar to already issued proclamations?
- Does the proclamation acknowledge significant community events or celebrations?
- Will the proclamation have a significant, citywide impact and demonstrate relevancy to Ridgefield?

Proclamations will not be approved for:

- A commercial/for-profit purpose.
- Attempting to influence government policy.
- Campaigns or events contrary to adopted City policy or mission.
- Personal activities that are not of a general public interest.

The City will make the final decision on whether a proclamation will be issued or not, and the date that it will be issued. An organization does not have exclusive rights to the day, week or month of their proclamation.

In some circumstances, a congratulatory letter is an alternative where proclamation criteria are not met.

Approved Proclamations. If approved, the proclamation will be added to the City Council agenda for the appropriate meeting.

The City retains the right to modify, edit or otherwise amend the proposed proclamation.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: Consideration of Pride Month Proclamation

Consideration of Pride Month Proclamation

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS: Pride Month.2021 (PDF)



PROCLAMATION

WHEREAS, In June 1969, patrons and supporters of the Stonewall Inn in New York City resisted police harassment against members of the lesbian, gay, bisexual, and transgender community. The uprising sparked the LGBTQ+ rights movement – a call to action for all of us to live up to our Nation’s promise of equality, liberty and justice for all; and

WHEREAS, during the month of June, we commemorate the events of June 1969, recall the trials the Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ+) community has endured and rejoice in the triumphs of those individuals who have bravely fought for equality; and

WHEREAS, Ridgefield recognizes the work of local advocates and organizations like the Vancouver NAACP, the SW Washington Chapter of Parents, Families & Friends of Lesbians and Gays (PFLAG), the Ridgefield High School Club – Unite Ridgefield, and others who work to promote the well-being of LGBTQ people, as well as all those affected by discrimination on the basis of gender identity or expression; and

WHEREAS, The LGBTQ+ rights movement has achieved great progress, but there is more work to be done. LGBTQ+ persons still face obstacles when it comes to accessing many of their rights, including the ability to embrace who they are with pride and the right to social protection; and

WHEREAS, The City of Ridgefield recognizes that there is strength in the diversity of our community and that all are welcome to live, work and play in our City. LGBTQ+ youth deserve a place where they feel safe to learn without the fear of harassment, and LGBTQ+ families and seniors should be allowed to live their lives with a feeling of acceptance, belonging, love and support from their neighbors.

NOW, THEREFORE, I, DON STOSE, Mayor of the City of Ridgefield, do hereby proclaim the month of June, 2021 as

“PRIDE MONTH”

And encourage all residents to honor the valuable contributions of the LGBTQ+ community in our City, to respect our diverse community and to celebrate and build a culture of inclusiveness and acceptance.

Dated this 10th day of June, 2021.

CITY OF RIDGEFIELD

Don Stose, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: City Council Appointment Process

City Council Appointment Process

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS: City Council Appointment Process.2021 (PDF)

City of Ridgefield: City Council Appointment Process

TIMELINE

- 6/10 Council Meeting: Presentation and Discussion to finalize process details.
- 6/11 Application period opens; applications submitted to City Clerk.
The application process will be published on the City's website, Nextdoor and social media; a press release will be issued to local media and sent directly to local community organizations along with organizations that represent underprivileged populations and published on any applicable search engines.
- 6/25 Application period closes at noon.
- 6/11 to 6/25 Public opportunity to submit suggested questions.
- 6/25 City Clerk provides each Councilmember with a notebook that includes all applications.
- 6/26 to 7/1 Councilmembers review applications.
- 7/1 Councilmembers return rating sheets to City Clerk by end of day.
- 7/2 Notify candidates and schedule interviews.
- 7/8 Council meeting: interview candidates and take public comment. Council will meet in executive session to discuss the qualifications of the candidates. Council will vote to fill the vacancy.
- 7/22 New councilmember sworn in and attend meeting.

APPLICATION PROCESS

Each candidate will be asked to submit:

1. A letter of interest.
2. Resume.
3. Reference Authorization Form.
4. Questionnaire to obtain information about the candidate. The questions will be:
 - Why are you interested in serving on the Ridgefield City Council? Is there something in particular you hope to accomplish?
 - What abilities, experience and character/personality traits do you possess that will enable you to best represent the residents of the Ridgefield community?
 - Describe your understanding of the role of city government, the role of City Council and how the City relates to other government organizations in responding to needs in the community.
 - Describe how partnerships and collaboration may be important in your role as a City Councilmember. Provide specific examples.
 - What do you see as the City's greatest strength and the City's greatest challenge?
 - Where are your favorite places to spend time in Ridgefield and why?
 - How have you been engaged within Ridgefield and what insight has that involvement given you? Please include community involvement, volunteer work, service on a governing board of any type.
5. Application to obtain the following information:
 - Reference names and contact information.
 - Confirmation that the applicant meets the qualification requirements.
 - Explanation of any contracts the applicant has entered into with the City of Ridgefield.
 - Identification of any other elected public offices held.
6. Reference letters (optional).

City of Ridgefield: City Council Appointment Process

APPLICATION REVIEW PROCESS

Councilmembers will receive copies of all application packets for review. Councilmembers may choose to do reference checking (not required). Councilmembers will be asked to rate each candidate.

Mayor Stose will review all ratings and select candidates for interview.

INTERVIEW PROCESS

1. The applicant interview order will be random.
2. Candidate interview time limits will be determined based on the time available and the number of candidates.
3. Each candidate will be asked structured questions.
4. In addition to the set interview questions each council member may ask one additional question. To avoid duplicate questions council members will be asked to submit their question to the City Manager in advance.

COMMUNITY FEEDBACK/ENGAGEMENT

1. Members of the public may provide input and be a part of the process by:
 - (a) Emailing suggested questions.
 - (b) Attending and observing the interview process.

APPOINTMENT PROCESS

1. Council will move into executive session to discuss the qualifications of the candidates.
2. After the executive session the Council may ask a select number of the remaining candidates to make a brief statement prior to balloting.
3. Council will select the new council member using a two-round balloting process.
 - (a) First round:
 - Council members will identify their first and second preferences on a written ballot to be submitted to the Clerk.
 - The Clerk will assign ten points to each candidate listed as a first choice and five points to each candidate listed as a second choice.
 - In the event of a tie between two or more candidates for the second highest point total, when another single candidate has the highest point total, the second place candidates will be placed on a new ballot and the weighted positional balloting process will proceed until a single second place candidate is determined.
 - The Clerk will read the names of the two candidates having the most points.
 - The two candidates with the highest number of points will move on to the second round of balloting.
 - (b) Second round:
 - Council members will select their top choice from the two finalists and provide their written ballot to the Clerk.
 - The Clerk will read the ballots and the candidate with the majority of votes will be the appointee.

City of Ridgefield: City Council Appointment Process - Addendum

Application Questions (limit 1 page, double spaced, each):

- Why are you interested in serving on the Ridgefield City Council? Is there something in particular you hope to accomplish?
- What abilities, experience and character/personality traits do you possess that will enable you to best represent the residents of the Ridgefield community?
- Describe your understanding of the role of city government, the role of City Council and how the City relates to other government organizations in responding to needs in the community.
- Describe how partnerships and collaboration may be important in your role as a City Councilmember. Provide specific examples.
- What do you see as the City's greatest strength and the City's greatest challenge?
- Where are your favorite places to spend time in Ridgefield and why?
- How have you been engaged within Ridgefield and what insight has that involvement given you? Please include community involvement, volunteer work, service on a governing board of any type.

Applications will be rated on the following criteria to determine who to interview:

(Scale of 1-5):

- Familiar with local government and the role of councilmembers. What can City and councilmembers do/not do.
- Abilities and experience that would be helpful for effectiveness as a councilmember.
- Understanding of the City mission/vision and current City issues including knowledge of current issues facing the City/Council
- Demonstrated interest in the City of Ridgefield and the community;
- Community involvement and volunteer work.
- Willingness to reach out to and network with residents to assure Council is representing the interests of the overall community.
- Understands the importance of collaboration and partnerships.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Award of Stormwater Facility Rehab Bid

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 - Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The City's 2021 budget includes funding to remove accumulated sediment and replant five stormwater facilities in the Bellwood Heights and Hillhurst neighborhoods. The project will restore the stormwater facilities to their original capacity and function and reduce risk of flooding and property damage. The City opened bids for the project on June 1st and received five bids for the work, with Keystone Contracting of Ridgefield submitting the low bid.

BUDGET/FINANCIAL IMPACTS:

The Keystone bid of \$141,894 is lower than the amount estimated by the project manager. The 2021 budget includes \$260,000 for the project.

RECOMMENDED ACTION OR MOTION:

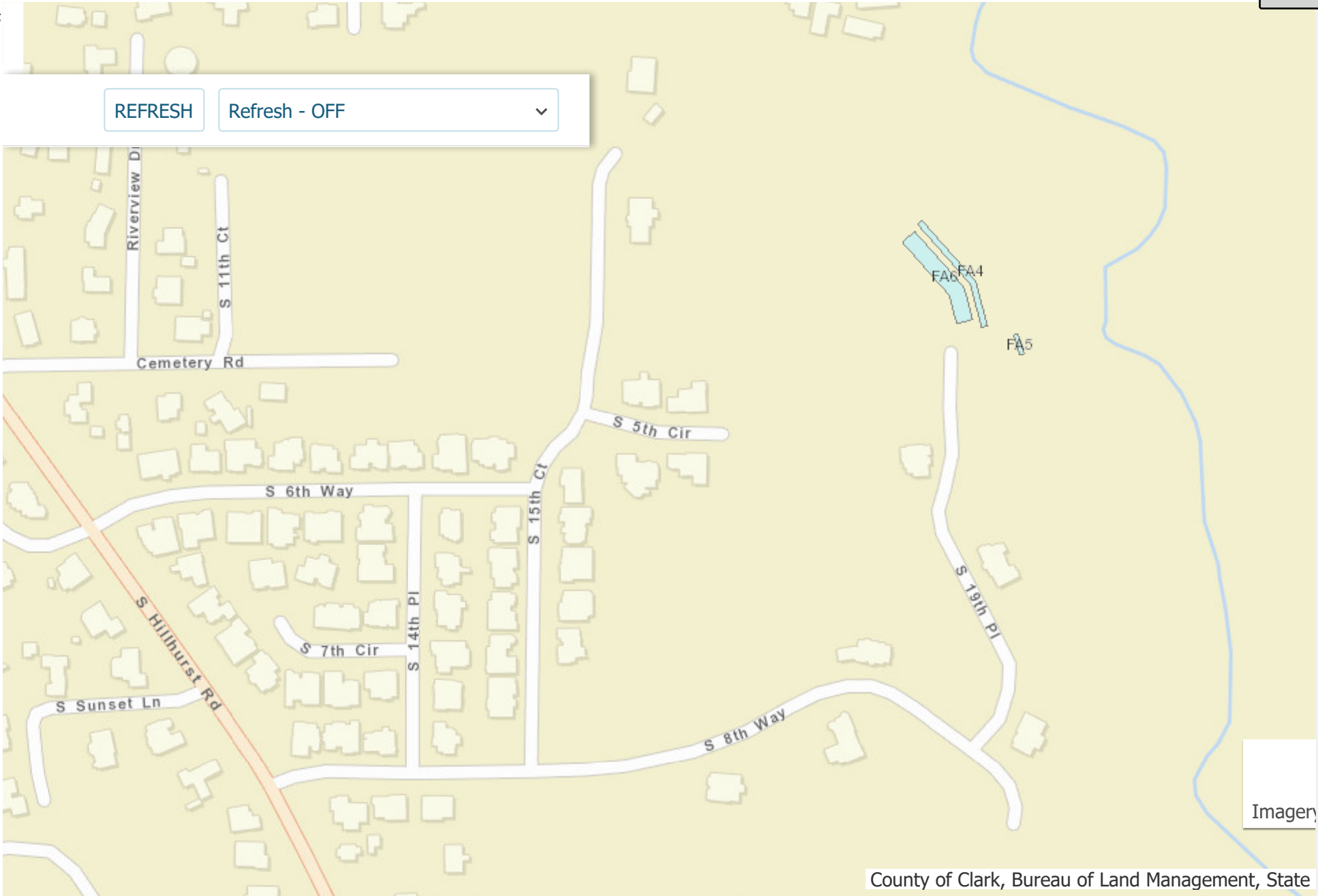
Staff recommends awarding The Storm Facility Rehabilitation contract to Keystone Contracting. A suggested motion is:

"I move to award The Storm Facility Rehabilitation project to Keystone Contracting in the amount of \$141,894"

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: P21012_BidTab (PDF)
Hillhurst Development Facility (PDF)
Bellwood Heights Facilities (PDF)

City of Ridgefield				Keystone Contracting, Inc.		Nutter Corporation		Magna Construction Services, Inc.		Clark And Sons Excavating, Inc.		NW Construction General Contracting, Inc.	
Project No. P21012				417 NW 209th St.		7211 A NE 43rd Ave		13023 NE Hwy 99 Ste 7-138		7601 NE 289th St.		22317 NE 72nd Ave	
Storm Facility Rehabilitation				Ridgefield, WA 98642		Vancouver, WA 98661		Vancouver, WA 98686		Battle Ground, WA 98604		Battle Ground, WA 98604	
				360-887-0868		360-573-2000		360-977-9004		360-480-8318		360-687-2040	
Item	Bid Item	Quantity	Unit	Unit Cost	Total	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	1	LS	\$ 119,200.00	\$ 119,200.00	\$ 23,000.22	\$ 23,000.22	\$ 25,000.00	\$ 25,000.00	\$ 22,000.00	\$ 22,000.00	\$ 25,000.00	\$ 25,000.00
2	Sediment Removal	872	CY	\$ 22.00	\$ 19,184.00	\$ 70.00	\$ 61,040.00	\$ 122.71	\$ 107,003.12	\$ 215.00	\$ 187,480.00	\$ 162.00	\$ 141,264.00
3	Grading/Planting Swale	36,000	SY	\$ 0.10	\$ 3,600.00	\$ 1.80	\$ 64,800.00	\$ 2.17	\$ 78,120.00	\$ 0.70	\$ 25,200.00	\$ 3.00	\$ 108,000.00
				Grand Total	\$ 141,984.00		\$ 148,840.22		\$ 210,123.12		\$ 234,680.00		\$ 274,264.00

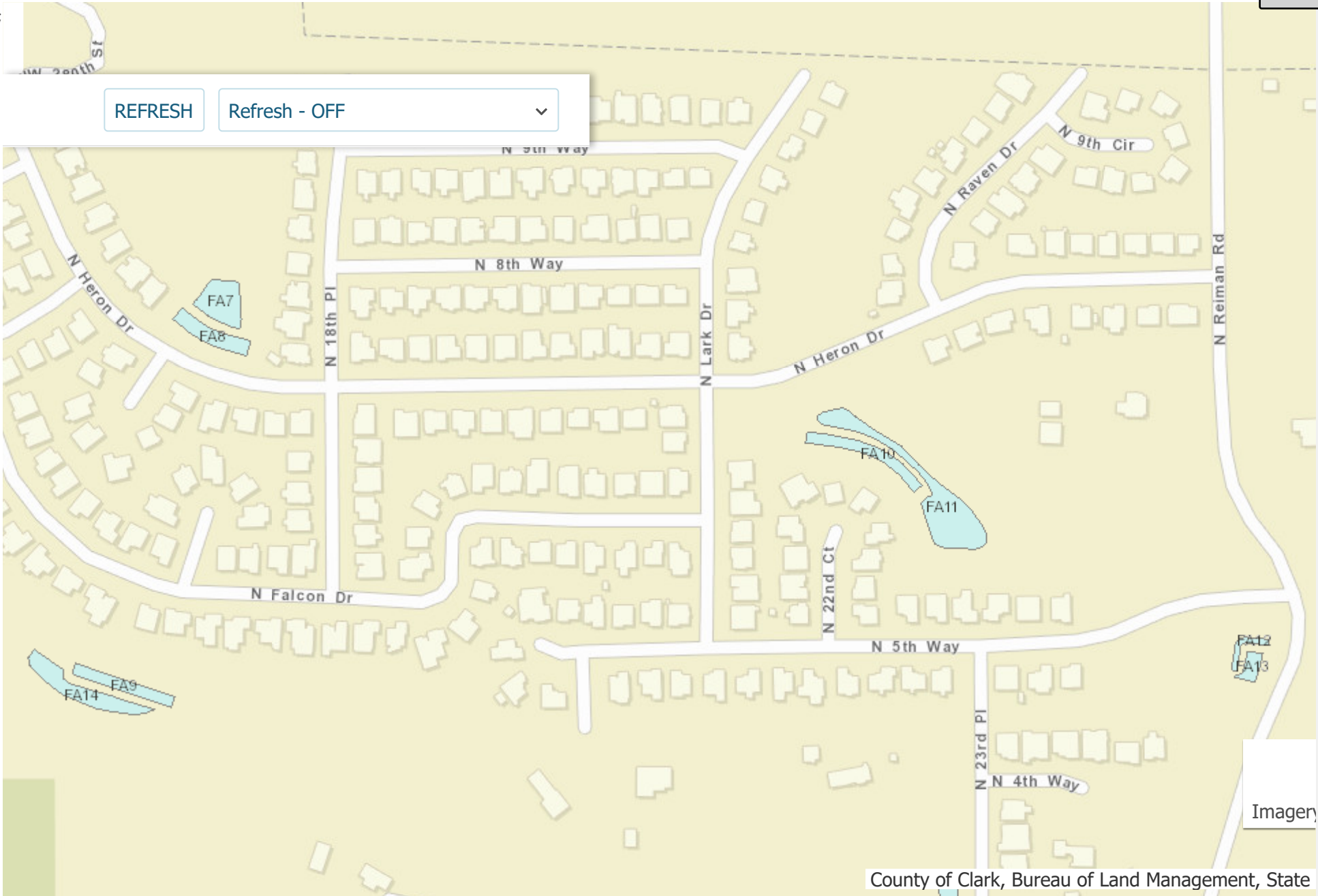


Attachment: Hillhurst Development Facility (Award of Stormwater Facility Rehab Bid)

REFRESH

Refresh - OFF

▼



Imagery

Attachment: Bellwood Heights Facilities (Award of Stormwater Facility Rehab Bid)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Award of Gee Creek Trail - Abrams Park to Heron Drive

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 - Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

In 2017 the City applied for and received a Transportation Alternatives Program (TAP) Grant for construction of improvements to the Gee Creek Trail between Abrams Park and Heron Drive. In 2019 the City contracted with Abam (now WSP) to complete plans and bid documents for the project. The project includes drainage improvements, plating, benches and interpretive signs, as well as a RRFB pedestrian crossing at Heron Drive. Bids were opened on June 1st and the City received five bids on the project, with the lowest bid submitted by SlateCo of Battle Ground.

BUDGET/FINANCIAL IMPACTS:

The SlateCo bid of \$96,895 is slightly higher than the amount estimated by the Design Engineer. The City was awarded \$100,000 in TAP Funds for the construction of the project.

RECOMMENDED ACTION OR MOTION:

Staff recommends awarding the construction contract to SlateCo. A suggested motion is:

“I move to award the Gee Creek Trail Project to SlateCo in the amount of \$96,895.21”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Gee Creek Trail Bid Tabs(PDF)
Gee Creek Trail enhancement map (PDF)

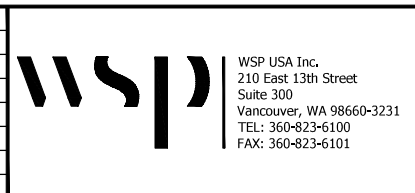
City of Ridgefield				SlateCo, LLC				NW Construction General Contracting		Clark and Sons Excavating, Inc.		Nutter Corporation		Colf Construction, LLC	
Project No. P21014				PO Box 1300				22317 NE 72nd Ave		7601 NE 289th St		7211 A NE 43rd Ave			
Gee Creek Trail - Abrams Park to Heron Drive				Battle Ground, WA 98604				Battle Ground, WA 98604		Battle Ground, WA 98604		Vancouver, WA 98661		Non-Responsive	
				360-912-9277				360-687-2040		360-480-8318		360-573-2000		Addendum No. 2 Not Acknowledged	
				Engineer's Estimate											
Item	Bid Item	Quantity	Unit	Unit Cost	Total	Unit Cost	Total	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	1	LS	\$ 6,699.00	\$ 6,699.00	\$ 2,493.00	\$ 2,493.00	\$ 2,500.00	\$ 2,500.00	\$ 14,000.00	\$ 14,000.00	\$ 29,000.00	\$ 29,000.00	\$ -	
2	Removing Asphalt Conc. Pavement	12	SY	\$ 25.00	\$ 300.00	\$ 66.66	\$ 799.92	\$ 25.00	\$ 300.00	\$ 100.00	\$ 1,200.00	\$ 50.00	\$ 600.00	\$ -	
3	Removing Cement Conc. Sidewalk	31	SY	\$ 80.00	\$ 2,480.00	\$ 40.00	\$ 1,240.00	\$ 25.00	\$ 775.00	\$ 11.00	\$ 341.00	\$ 35.00	\$ 1,085.00	\$ -	
4	Removing Cement Conc. Curb and Gutter	50	LF	\$ 25.00	\$ 1,250.00	\$ 15.20	\$ 760.00	\$ 15.00	\$ 750.00	\$ 11.00	\$ 550.00	\$ 20.00	\$ 1,000.00	\$ -	
5	Clearing and Grubbing	1	LS	\$ 750.00	\$ 750.00	\$ 2,405.00	\$ 2,405.00	\$ 2,750.00	\$ 2,750.00	\$ 1,000.00	\$ 1,000.00	\$ 8,000.00	\$ 8,000.00	\$ -	
6	ADA Features Survey	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 1,800.00	\$ 1,800.00	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,300.00	\$ 2,300.00	\$ -	
7	Roadway Excavation Incl. Haul	2	CY	\$ 32.00	\$ 64.00	\$ 675.00	\$ 1,350.00	\$ 250.00	\$ 500.00	\$ 100.00	\$ 200.00	\$ 500.00	\$ 1,000.00	\$ -	
8	Construction Geotextile for Separation	12	SY	\$ 10.00	\$ 120.00	\$ 66.66	\$ 799.92	\$ 40.00	\$ 480.00	\$ 50.00	\$ 600.00	\$ 30.00	\$ 360.00	\$ -	
9	Crushed Surfacing Base Course	5.7	TON	\$ 40.00	\$ 228.00	\$ 73.68	\$ 419.98	\$ 500.00	\$ 2,850.00	\$ 50.00	\$ 285.00	\$ 200.00	\$ 1,140.00	\$ -	
10	HMA CL. 3/8 In. PG 64-22	3.2	TON	\$ 210.00	\$ 672.00	\$ 468.75	\$ 1,500.00	\$ 625.00	\$ 2,000.00	\$ 500.00	\$ 1,600.00	\$ 1,000.00	\$ 3,200.00	\$ -	
11	Erosion Control and Water Pollution Prevention	1	LS	\$ 1,400.00	\$ 1,400.00	\$ 2,500.00	\$ 2,500.00	\$ 750.00	\$ 750.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ -	
12	Permanent Signing	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,800.00	\$ 3,800.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 5,200.00	\$ 5,200.00	\$ -	
13	Traffic Signal System Flashing Beacon	1	LS	\$ 35,000.00	\$ 35,000.00	\$ 16,000.00	\$ 16,000.00	\$ 31,000.00	\$ 31,000.00	\$ 31,000.00	\$ 31,000.00	\$ 33,000.00	\$ 33,000.00	\$ -	
14	Painted Crosswalk Line	64	SF	\$ 3.00	\$ 192.00	\$ 40.62	\$ 2,599.68	\$ 9.50	\$ 608.00	\$ 15.00	\$ 960.00	\$ 5.50	\$ 352.00	\$ -	
15	Painted Bicycle Lane Symbol	4	EA	\$ 65.00	\$ 260.00	\$ 200.00	\$ 800.00	\$ 200.00	\$ 800.00	\$ 180.00	\$ 720.00	\$ 55.00	\$ 220.00	\$ -	
16	Project Temporary Traffic Control	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 5,600.00	\$ 5,600.00	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	
17	Cement Conc. Curb Ramp Type Parallel	2	EA	\$ 2,923.00	\$ 5,846.00	\$ 800.00	\$ 1,600.00	\$ 3,250.00	\$ 6,500.00	\$ 4,000.00	\$ 8,000.00	\$ 8,800.11	\$ 17,600.22	\$ -	
18	Drainage Improvement	1	LS	\$ 863.00	\$ 863.00	\$ 3,000.00	\$ 3,000.00	\$ 8,000.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	
19	Topsoil Type A	171	SY	\$ 20.00	\$ 3,420.00	\$ 10.87	\$ 1,858.77	\$ 3.00	\$ 513.00	\$ 4.00	\$ 684.00	\$ 10.00	\$ 1,710.00	\$ -	
20	Bark or Wood Chip Mulch	171	SY	\$ 9.50	\$ 1,624.50	\$ 13.64	\$ 2,332.44	\$ 8.50	\$ 1,453.50	\$ 10.00	\$ 1,710.00	\$ 15.00	\$ 2,565.00	\$ -	
21	PSIPE Fraxinus latifolia	4	EA	\$ 375.00	\$ 1,500.00	\$ 448.76	\$ 1,795.04	\$ 400.00	\$ 1,600.00	\$ 460.00	\$ 1,840.00	\$ 560.00	\$ 2,240.00	\$ -	
22	PSIPE Cornus serica	13	EA	\$ 12.00	\$ 156.00	\$ 96.42	\$ 1,253.46	\$ 90.00	\$ 1,170.00	\$ 99.00	\$ 1,287.00	\$ 31.00	\$ 403.00	\$ -	
23	PSIPE Mahonia aquifolium	3	EA	\$ 12.00	\$ 36.00	\$ 106.54	\$ 319.62	\$ 100.00	\$ 300.00	\$ 110.00	\$ 330.00	\$ 31.00	\$ 93.00	\$ -	
24	PSIPE Mahonia nervosa	23	EA	\$ 12.00	\$ 276.00	\$ 100.62	\$ 2,314.26	\$ 92.00	\$ 2,116.00	\$ 104.00	\$ 2,392.00	\$ 31.00	\$ 713.00	\$ -	
25	PSIPE Physocarpus capitatus	10	EA	\$ 12.00	\$ 120.00	\$ 96.94	\$ 969.40	\$ 90.00	\$ 900.00	\$ 99.00	\$ 990.00	\$ 31.00	\$ 310.00	\$ -	
26	PSIPE Polystichum munitum	15	EA	\$ 12.00	\$ 180.00	\$ 96.94	\$ 1,454.10	\$ 90.00	\$ 1,350.00	\$ 99.00	\$ 1,485.00	\$ 31.00	\$ 465.00	\$ -	
27	PSIPE Ribes sanguineum	4	EA	\$ 12.00	\$ 48.00	\$ 96.94	\$ 387.76	\$ 90.00	\$ 360.00	\$ 99.00	\$ 396.00	\$ 31.00	\$ 124.00	\$ -	
28	PSIPE Rosa nutkana	6	EA	\$ 12.00	\$ 72.00	\$ 96.94	\$ 581.64	\$ 90.00	\$ 540.00	\$ 100.00	\$ 600.00	\$ 31.00	\$ 186.00	\$ -	
29	PSIPE Rubus spectabilis	14	EA	\$ 13.00	\$ 182.00	\$ 96.42	\$ 1,349.88	\$ 92.00	\$ 1,288.00	\$ 105.00	\$ 1,470.00	\$ 31.00	\$ 434.00	\$ -	
30	PSIPE Symphoricarpos albus	10	EA	\$ 12.00	\$ 120.00	\$ 108.00	\$ 1,080.00	\$ 90.00	\$ 900.00	\$ 98.00	\$ 980.00	\$ 31.00	\$ 310.00	\$ -	
31	PSIPE Deschampsia cespitosa	40	EA	\$ 12.00	\$ 480.00	\$ 100.62	\$ 4,024.80	\$ 100.00	\$ 4,000.00	\$ 100.00	\$ 4,000.00	\$ 31.00	\$ 1,240.00	\$ -	
32	PSIPE Mahonia repens	24	EA	\$ 12.00	\$ 288.00	\$ 96.94	\$ 2,326.56	\$ 90.00	\$ 2,160.00	\$ 100.00	\$ 2,400.00	\$ 31.00	\$ 744.00	\$ -	
33	Site Furnishings - Trail Bench	5	EA	\$ 1,000.00	\$ 5,000.00	\$ 1,360.00	\$ 6,800.00	\$ 2,075.00	\$ 10,375.00	\$ 3,000.00	\$ 15,000.00	\$ 4,000.00	\$ 20,000.00	\$ -	
34	Seeding and Fertilizing by Hand	10	SY	\$ 0.75	\$ 7.50	\$ 186.00	\$ 1,860.00	\$ 135.00	\$ 1,350.00	\$ 150.00	\$ 1,500.00	\$ 25.00	\$ 250.00	\$ -	
35	Split Rail Fence	480	LF	\$ 18.00	\$ 8,640.00	\$ 25.25	\$ 12,120.00	\$ 18.00	\$ 8,640.00	\$ 20.00	\$ 9,600.00	\$ 61.00	\$ 29,280.00	\$ -	
36	Commercial Concrete for Slabs	3.5	CY	\$ 800.00	\$ 2,800.00	\$ 1,314.28	\$ 4,599.98	\$ 675.00	\$ 2,362.50	\$ 1,000.00	\$ 3,500.00	\$ 2,800.00	\$ 9,800.00	\$ -	
				Grand Total	\$ 87,774.00	Grand Total	\$ 96,895.21		\$ 109,441.00		\$ 129,120.00		\$ 198,424.22		\$ -



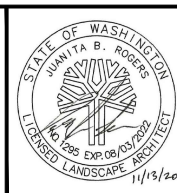
LEGEND

---	EASEMENT
—	EXISTING TRAIL
—	PARCEL LINES
---	EXISTING CONTOUR
—	PROPOSED FEATURE
—○—○—○—	PROPOSED SPLIT RAIL FENCE
— · — · — · —	GEE CREEK

- ## GENERAL NOTES
1. SEE SHEET LA-1 FOR LANDSCAPE SCHEDULE AND NOTES
 2. SEE SHEET LA-3 FOR SITE PLAN ENLARGEMENTS
 3. SEE SHEET LA-4 FOR PLANTING PLAN ENLARGEMENTS
 4. SEE SHEET LA-5 FOR PLANTING & SITE FURNISHING DETAILS
 5. SEE SHEETS C-1 THROUGH C-3 FOR CIVIL
 6. LOCATION OF SPLIT RAIL FENCE IS SHOWN DIAGRAMMATICAL. FENCE TO BE STAKED IN FIELD, AND LOCATED OUTSIDE OF WETLAND BOUNDARY. PROJECT MANAGER TO VERIFY LOCATION PRIOR TO INSTALLATION

[illegible]

CITY OF RIDGEFIELD
P.O. BOX 608
RIDGEFIELD, WA 98642
TEL: 360-857-5022



DRAWN BY BS
DESIGN BY BS
CHECK BY JRB
PROJ MGR DRS

CITY OF RIDGEFIELD
GEE CREEK TRAIL - HERON DR TO ABRAMS PARK
OVERALL LANDSCAPE PLAN

FINA

DRAWING NO.	LA-2
PROJECT NO.	31600154
DATE:	11/6/20
SHEET NO.	0 OF 10

Packet Pg. 35

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 10, 2021

ITEM:

AGENDA ITEM TITLE: Building and Fire Code Updates

GOVERNING LEGISLATION:

RCW 19.27.031: State building code – Adoption – Conflicts – Opinions

WAC 51-11C: State Building Code adoption and amendment of the 2018 edition of the International Energy Conservation Code, Commercial

WAC 51-11R: State Building Code adoption and amendment of the 2018 edition of the International Energy Conservation Code, Residential

WAC 51-50: State Building Code adoption and amendment of the 2018 edition of the International Building Code

WAC 51-51: State Building Code adoption and amendment of the 2018 edition of the International Residential Code

WAC 51-52: State Building Code adoption and amendment of the 2018 edition of the International Mechanical Code

WAC 51-54A: State Building Code adoption and amendment of the 2018 edition of the International Fire Code

WAC 51-56: State Building Code adoption and amendment of the 2018 edition of the Uniform Plumbing Code

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

Cities in Washington are required to adopt by reference the version of the following model building codes currently adopted at the state level by the Washington State Building Code Council (SBCC):

- International Energy Conservation Code, Commercial
- International Energy Conservation Code, Residential
- International Building Code
- International Residential Code
- International Existing Building Code
- International Fuel Gas Code
- International Mechanical Code
- International Fire Code
- Uniform Plumbing Code

The 2018 building codes were initially intended to be adopted at the state level on July 1, 2020. Due to the COVID-19 pandemic, Governor Inslee delayed this adoption date to November 1, 2020. Subsequently, at a special council meeting on June 26, 2020, the SBCC

voted to extend the effective date to February 1, 2021.

Ridgefield has been applying the 2018 building codes since the effective date of February 1, 2021, as required to comply with the standards adopted by the SBCC. The proposed code amendments complete the City's compliance requirements by adopting the 2018 building codes by reference, in writing, in RMC Title 14 – Buildings and Construction with certain amendments specific to the City of Ridgefield.

This code update also changes the outdated "Clark County Fire District No. 12" to "Clark Cowlitz Fire Rescue" in Titles 14 and 8.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

None. Public hearing and first reading.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: 2018 Building and Fire Code Adoption_Titles 8 and 14_CC (PDF)

ORDINANCE NO. 1344

BUILDING AND FIRE CODE UPDATES

ORDINANCE NO. 1344

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
ADOPTING THE PROVISIONS OF THE 2018 EDITIONS OF THE NATIONAL MODEL
CODES AS AMENDED BY THE WASHINGTON STATE BUILDING CODE COUNCIL**

WHEREAS, the Washington State Building Code Council has adopted the 2018 Editions of the national model codes; and,

WHEREAS, WAC 51-11C, WAC 51-11R, WAC 51-50, WAC 51-51, WAC 51-52, WAC 51-54A, and WAC 51-56 require all counties and cities in the State of Washington to adopt these national model codes; and,

WHEREAS, the City Council of the City of Ridgefield has determined that adoption of the 2018 Editions of the model codes is in the interest of its citizens; and,

WHEREAS, the City Council of the City of Ridgefield has determined that certain amendments to the 2018 Edition of the International Building Code, International Residential Code, and International Fire Code are necessary to protect the life, health and safety of its citizens; and,

WHEREAS, the City Council of the City of Ridgefield conducted a public hearing and first reading of the ordinance on June 10, 2021; and

WHEREAS, the City Council of the City of Ridgefield conducted a second reading of the ordinance on June 24, 2021

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD,
WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. Public Interest. The City Council of the City of Ridgefield finds it to be in the public interest to adopt the 2018 State Building Codes for the City of Ridgefield to comply with RCW 19.27.031 (State Building Code – Adoption – Conflicts - Opinions) and to ensure that buildings, structures and developments remain safe for its citizens.

Section 2. Adoption of 2018 National Model Codes. The City Council of the City of Ridgefield hereby adopts the 2018 Editions of the national model codes, which include the International Energy Conservation Code (Commercial), International Energy Conservation Code (Residential), International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code, International Fire Code, International Existing Building Code with amendments defined within Exhibit “A”.

Section 3. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. Severability. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid; the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 5. Applicability. This ordinance shall be applied to all related building permit activities.

Section 6. Effective Date. This ordinance shall be in full force and effect as of 30 days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 24th DAY OF JUNE, 2021.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	June 10, 2021
Second Reading/Passage:	June 24, 2021
Date of Publication:	xx
Effective Date:	xx

Title 8 – HEALTH AND WELFARE

Chapter 8.28 - OUTDOOR BURNING*

8.28.010 - Applicability.

This chapter shall apply to all outdoor burning within the city of Ridgefield except the following specific types of fires:

- A. Fires for grilling, cooking, or smoking food which are contained within an appliance or device using charcoal, wood or propane.

(Ord. 962 § 1 (part), 2007).

8.28.020 - Definitions.

The following terms shall have the following meanings when used in this chapter:

"Ceremonial, religious or celebratory fire" means an outdoor fire no larger than an allowable recreational fire.

"Fire chief" means the duly appointed fire chief or officer of ~~Clark County Fire District No. 12, Clark County fire marshal's office or merged fire protection agency~~ Clark-Cowlitz Fire Rescue.

"Open fire" means a fire not contained within an enclosure equipped with vents to control draft and a chimney to vent smoke from the fire.

"Outdoor burning" means an open fire maintained outdoors, in the open atmosphere.

"Recreational fire" means a small, outdoor fire under three feet by three feet by two feet are allowed without a permit.

"Virgin wood" means any seasoned, natural unpainted and untreated wood that has not been processed other than by cutting to size and shape or compressed specifically for use as fuel for fireplaces and stoves (plywood, OSB panels, hardboard, glued and laminated wood products, and glue impregnated wood or sawdust panels are examples of wood that has been processed).

(Ord. 962 § 1 (part), 2007).

8.28.030 - Outdoor burning prohibited—Exceptions.

All outdoor burning and outdoor fires within the city of Ridgefield, Washington shall be unlawful, excepting the following, specific types of outdoor fires:

- A. Ceremonial, religious or celebratory fire no larger than three feet by three feet by two feet using only virgin wood shall be allowed.
- B. Recreational fires no larger than three feet by three feet by two feet using only virgin wood shall be allowed.
- C. Fire conducted for training by ~~Clark County Fire District No. 12~~ Clark-Cowlitz Fire Rescue charged with the responsibility to suppress fires within the city of Ridgefield.
- D. Agricultural burning under a valid agricultural burn permit issued by the Washington State Department of Ecology, conducted in accordance with the provisions of this chapter and the laws of the state of Washington and all federal laws. To qualify for agricultural burning, the applicant must have filed a Schedule F with their federal tax returns.

(Ord. 962 § 1 (part), 2007).

8.28.040 - Fire suppression training fires.

All open burning conducted by ~~Clark County Fire District No. 12~~ Clark-Cowlitz Fire Rescue for suppression training purposes shall comply with the following requirements:

- A. The burn must be exclusively for fire suppression training; in no event shall the fire be used as a means of disposing of waste, debris, or hazardous materials.
- B. All households within one thousand feet of a proposed burn site shall be notified in writing at least forty-eight hours before the burn of the date, time, purpose of the burn, and anticipated duration of the burn. The notice may be delivered in person to a household and left on the door or mailed.
- C. All fire suppression training associated with the burn shall be conducted in accordance with guidelines established by the National Fire Protection Association (NFPA) Standard on Live Fire Training Evolutions (NFPA 1403).

(Ord. 962 § 1 (part), 2007).

Title 14 - BUILDINGS AND CONSTRUCTION

Chapter 14.03 - CONSTRUCTION ADMINISTRATIVE CODE^{[1](#)}

14.03.010 - Construction administrative code adopted.

All building and building-related codes, as currently adopted or as may be adopted in future enactments by the state of Washington pursuant to RCW 19.27.031, together with all amendments that may be adopted by the State Building Code Council of the state of Washington, are hereby adopted as the building codes for the city of Ridgefield, subject to the specific additions, deletions, and modifications set forth in this chapter and as authorized by the State Building Code Council. The provisions of this code shall apply to the administration of the technical and nontechnical codes listed below:

- A. International Building Code (IBC), ~~2015~~2018 Edition, as published by the International Code Council, together with IBC appendices ~~B, E, H and J-E, J~~ and ICC/ANSI A117.1-2009; WAC 51-50.
- B. International Residential Code (IRC), ~~2015~~2018 Edition, as published by the International Code Council, ~~excepting-exempting~~ IRC Chapter 11 and Chapters 25 through ~~42 and Appendix F, but including IRC appendices G and F43 but including IRC Appendices F, Q and U~~; WAC 51-51.
- C. International Existing Building Code (IEBC), ~~2015~~2018 Edition, as published by the International Code Council.
- D. International Fuel Gas Code (IFGC), ~~2015~~2018 Edition, as published by the International Code Council, excepting that the standards for liquefied petroleum gas installations shall be contained in the ~~2015~~2018 Edition of NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and the ~~2015~~2018 Edition of ANSI Z233.1/NFPA 54 (International Fuel Gas Code); WAC 51-52.
- E. International Mechanical Code (IMC), ~~2015~~2018 Edition, as published by the International Code Council, ~~together with IMC appendices A and B including adoption of 2018 International Fuel Gas Code, 2018 NFPA 58 & 2017 & NFPA 54~~; WAC 51-52.

- F. Uniform Plumbing Code (UPC), ~~2015~~2018 Edition, as published by the International Association of Plumbing and Mechanical Officials, ~~excepting Chapters 12 and 15, but~~ including appendices A, B and I; WAC 51-56.
- G. International Property Maintenance Code (IPMC), 2006 Edition, as published by the International Code Council.
- H. International Fire Code (IFC), ~~2015~~2018 Edition, as published by the International Code Council, together with IFC appendices A, B, C, D, E, F ~~and~~ G, ~~H, I, K, L, and N~~; WAC 51-54A.
- I. International Energy Conservation Codes, ~~Commercial and Residential~~, ~~2015~~2018 Edition as published by the International Code Council with Washington amendments (WAC 51-11C, ~~WAC 51-11R~~).
- J. ADA Standards for Accessible Design, Accessible and Useable Buildings and Facilities, ICC A117.1-2009 as published by ANSI and the International Code Council.
- K. National Green Building Standard (ICC 700), 2012 edition, as published by the International Code Council, on a voluntary basis.

(Ord. No. 1209, § 2(Exh. A), 5-26-2016)

14.03.020 - Chapter 1—Administration.

Chapter 1—Administration of the International Building Code is hereby adopted and incorporated into the city of Ridgefield's Construction Administrative Code and the same shall apply to all the aforementioned codes and documents and shall include the following ~~amendments~~:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the Construction Administrative Code of the City of Ridgefield, hereinafter referred to as "this code."

101.3 Purpose. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced codes. The codes listed in this section and elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Building. The provisions of the ~~2015~~2018 International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures; the provisions of the ~~2015~~2018 International Residential Code for one and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures, and; the provisions of the 2012 International Existing Building Code may be utilized as applicable to the remodel and repair of existing and/or historic buildings.

101.4.2 Gas. The provisions of the ~~2015~~2018 International Fuel Gas Code (NFPA 54) and 2008 Liquid Petroleum Gas Code (NFPA 58) shall apply to the installation of all materials and equipment utilizing liquid propane gas; the provisions of the ~~2015~~2018 International Fuel Gas Code shall apply

Commented [CL1]: Amendments made to the 2018 codes still apply.

to the installation of all materials and equipment utilizing natural gas except those regulated by the International Residential Code.

101.4.3 Mechanical. The provisions of the ~~2015~~2018 International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems, except:

- 1) The International Fuel Gas Code shall apply to all installations utilizing natural gas except those regulated by the IRC and those utilizing LPG;
- 2) The International Residential Code shall apply to all structures regulated by the IRC except LPG installations, and;
- 3) NFPA 54 & 58 shall apply to all LPG installations.

101.4.4 Plumbing. The provisions of the ~~2015~~2018 Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.5 Property maintenance. The provisions of the 2006 International Property Maintenance Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings and the 1997 Uniform Housing Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 Fire prevention. The provisions of the ~~2015~~2018 International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of the ~~2015~~2018 International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.8 Ventilation and indoor air quality. Applicable provisions of the ~~2015~~2018 International Residential Code, ~~2015~~2018 International Mechanical Code and ~~2015~~2018 International Building Code shall apply to all matters governing the design and construction of buildings for ventilation and indoor air quality.

101.4.9 Electrical. The provisions of the National Electrical Code (NFPA 70), as amended and adopted by the State of Washington shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

SECTION ~~108~~109 FEES

~~108-1109.1~~ Payment of fees. Permit fees are collected prior to or at the time of the issuance of the permit; a permit shall not be valid until the fees prescribed by resolution of the city council of the City of Ridgefield have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. For those building services to be billed on an hourly basis, billings will be based on the hourly rates established by resolution of the city council of the City of Ridgefield. The city may use the services of an outside professional consultant for plan review services; all invoices associated with the services of an outside professional consultant, including an administrative services charge as prescribed by resolution of the city council of the City of Ridgefield, shall be paid prior to or at the time of permit issuance. All other fees, including but not limited to impact fees and system development charges must also be paid prior to or at the time of permit issuance.

~~108.2.109.2~~ Master fee schedule. For buildings, structures, gas, mechanical, plumbing, signs, manufactured home installations, grading activities, energy code reviews and demolition or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the master fee schedule as established by resolution of the city council of the City of Ridgefield.

~~108.2.109.2.1~~ Fire alarm, sprinkler and other protection system fees. All fees related to the permitting of separate fire alarm or sprinkler system applications, and other fire protection systems shall be assessed by the Clark County Fire Marshal's Office and/or Clark County Fire & Rescue District. Upon receipt of billing invoices from the fire marshal's office or Clark County Fire & Rescue, the City of Ridgefield shall submit an invoice to the permit applicant/responsible party for payment of these fees inclusive of the city's administrative service charge. All invoices associated with the services of an outside professional consultant, including an administrative services charge as prescribed by resolution of the city council of the City of Ridgefield, shall be paid prior to or at the time of permit issuance.

~~108.2.2109.2.2~~ Washington State Building Code Council (WSBCC) surcharge. The WSBCC assesses a permit surcharge to each jurisdiction in the State of Washington, which at the time of passage of this ordinance, is a flat rate fee of \$4.50 for each permit for approved plans or any other permit that is issued in accordance with the adopted building codes. For multi-family projects, the WSBCC fee is \$4.50 for the first living unit and \$2.00 for each additional unit. The WSBCC surcharge may be adjusted at any time and any required changes to this fee will be reflected in the master fee schedule as established by resolution of the city council of the City of Ridgefield. The City or[of] Ridgefield forwards all fees collected in this regard to the WSBCC on a quarterly basis.

~~108.2.3109.2.3~~ Plan review fee. A plan review fee shall be charged for permit plan review. The plan review fee shall be a separate fee from the permit fee specified in this section and is in addition to the permit fee. When submittal documents or plans are required under this code, the plan review fee shall be paid at the time of submittal of these documents or plans for review. The building official may have the option to charge deposit in lieu of the full plan review fee, if the full fee amount is not known at the time of document or plan submittal. The plan review deposit shall be applied toward the remaining plan review fee; the actual plan review fee shall be determined upon completion of the plan review and the remaining balance owing shall be paid at the time of permit issuance. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged. Plan review fees shall be set by resolution of the city council of the City of Ridgefield.

~~108.2.3.109.2.3.1~~ Fee for use of outside consultants. The city may utilize the services of an outside professional structural engineer for structural engineering review services for residential or non-residential construction. All invoices associated with the services of an outside professional structural engineer, including an administrative service charge shall be paid to the city as invoiced.

~~108.2.3.2109.2.3.2~~ Expedited plan review fee. In order to provide a process for accelerated plan review for non-residential building activities, the building official may offer expedited plan review services. In those instances where the building official offers expedited plan review services, the city shall contract with an outside professional service provider for these services. The applicant shall be required to execute a written agreement with the city prior to the execution of these services whereby the applicant agrees to pay all fees associated with the provision of the expedited plan review process. All fees associated with expedited plan review services shall be in addition to the city's regular fees for these services as specified in the city's master fee schedule. All invoices associated with the services of the outside professional service provider, including an administrative service charge, shall be paid shall be paid prior to or at the time of permit issuance.

~~108.2.3.3109.2.3.3~~ Energy code review fee. An energy code review fee may also be established by the city in order to meet the requirements WAC 51-11C. If the city utilizes the services of outside professional consultant for this review, all invoices associated with the services of this outside professional consultant, including an administrative service charge shall be paid to the city as invoiced.

~~108.3109.3~~ Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value for work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application the building official may utilize the Building Valuation Data as published periodically in the ICC Building Safety Journal. Final building permit valuations shall be set by the building official.

~~108.4109.4~~ Work commencing before permit issuance. In addition to the required permit fees, the building official shall require that any person who commences any work on a building, structure, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee, which shall include the doubling of the required permit fees as established by resolution of the city council of the City of Ridgefield.

~~108.6109.6~~ Refunds. No permit fee refund will be allowed once any work has begun on a project. In order to request a refund of a permit fee, the request shall be addressed to the building official in writing, and shall be received at the City of Ridgefield finance department within 180 days of the date of issuance of the permit; any refund request received after 180 days of the date of permit issuance shall automatically be denied. At the discretion of the building official, refund requests may be approved or denied based on the status of a project. All approved refunds shall be limited to 80% of the total permit fees paid. Refund requests shall only be considered for building, plumbing and mechanical permit fees. Refunds shall not include any plan review fees.

(Ord. No. 1209, § 2(Exh. A), 5-26-2016)

14.03.030 - Amendments—~~2015~~2018 International Building Code.

The following amendments to the ~~2015~~2018 International Building Code are hereby proposed for adoption and incorporation into the city of Ridgefield's Construction Administrative Code.

Commented [CL2]: Amendments made to the 2018 International Building Code still apply.

APPENDIX J
GRADING
SECTION J102
DEFINITIONS

Subsection J102.1 Definitions is hereby proposed to be amended by revising the text and by including nine additional definitions, as follows:

J102.1 Definitions. For the purposes of this appendix chapter, the terms, phrases and words listed in this section and their derivatives shall have the indicated meanings. The following terms, phrases and words shall be included as part of Appendix J of the 2015 International Building Code.

CIVIL ENGINEER. A professional engineer registered in the state to practice in the field of civil works.

CIVIL ENGINEERING. The application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

EARTH MATERIAL. Any rock, natural soil or fill or any combination thereof.

ENGINEERING GEOLOGIST. A geologist experienced and knowledgeable in engineering geology.

ENGINEERING GEOLOGY. The application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

GEOTECHNICAL ENGINEER. See "soils engineer."

PROFESSIONAL INSPECTION. The inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by

persons supervised by such engineers or geologists and shall be sufficient to form an opinion relating to the conduct of the work.

SOILS ENGINEER (GEOTECHNICAL ENGINEER). An engineer experienced and knowledgeable in the practice of soils engineering (geotechnical engineering).

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING). The application of the principles of soils mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection or testing of the construction thereof.

~~APPENDIX J~~ ~~GRADING~~

SECTION J103 PERMITS REQUIRED

Subsection J103.2 Exemptions is hereby proposed to be amended by adding two additional exemptions as enumerated by the number's 8 & 9, as follows:

J103.2 Exemptions. In addition to the exemptions enumerated in Appendix J of the 2018 International Building Code, a grading permit shall not be required for the following:

9. A fill that (1) is less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or (2) is less than 3 feet (914 mm) in depth; not intended to support structures; does not exceed 50 cubic yards (38.3 m³) on any one lot, and; does not obstruct a drainage course.

SECTION J104 PERMIT APPLICATION AND SUBMITTALS

Subsection J104.1 Submittal Requirements is hereby proposed to be amended by revising the text, as follows:

J104.1 Submittal Requirements. In addition to the provisions of Section 105.3, the applicant shall state the estimated quantities of excavation and fill on the application and provide other information as required.

Subsections J104.5 Grading Designation, J104.6 Engineered Grading Requirements, J104.6.1 Specifications, J104.6.2 Plans and J104.7 Engineering Geology Report are hereby proposed to be added as new Subsections to Section J104 Permit Applications and Submittals, as follows:

J104.5 Grading designation. Grading in excess of 5,000 cubic yards (3,825 m³) shall be performed in accordance with an approved grading plan prepared by a licensed civil engineer, and shall be designated as "Engineered Grading". Grading involving less than 5,000 cubic yards (3,825 m³) shall be designated "Regular Grading" unless the applicant chooses to have the grading performed as engineered grading, or the building official or city engineer determine that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

J104.6 Engineered grading requirements. Application for a grading permit shall be accompanied by two sets of plans and specifications along with supporting data that shall consist of a soils engineering report and an engineering geology report. When required by the building official, the plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications.

J104.6.1 Specifications. Specifications shall contain the necessary information covering construction and material requirements.

J104.6.2 Plans. Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extend[extent] of the work proposed and shall show in detail that the project will conform to the provisions of this code and all other relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the name and address of the person by whom they were prepared. The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.
5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4,572 mm) of property or that may be affected by the proposed grading operations.
6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils engineering report and the engineering geology report that are applicable to grading, may be included by reference.
7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepare the reports.

J104.7 Engineering Geology Report. The engineering geology report required by J104.4 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

Section J112 Grading and Erosion Control Fees, including Subsections J112.1 General and J112.1.1 Plan Review Fees, are hereby proposed to be added as new Sections to Appendix J Grading, as follows:

SECTION J112 GRADING AND EROSION CONTROL FEES

J112.1 General. Permit fees for grading or required erosion control measures shall be assessed in accordance with the provisions established by resolution of the city council of the City of Ridgefield. Erosion control measures are not exempt from permitting or the related fees under this code.

J112.1.1 Plan review fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time plans and specifications are submitted for review. Separate plan review fees shall apply to retaining walls or major drainage structures, as may be required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

Section J113 Bonds, including Subsection J113.1 Bonds, is hereby proposed to be added as a new Section to Appendix J Grading, as follows:

SECTION J113 BONDS

J113.1 Bonds. The building official or city engineer may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond.

(Ord. No. 1209, § 2(Exh. A), 5-26-2016; Ord. No. 1225, § 2(Exh. A), 12-1-2016)

14.03.040 - Amendments—~~2015~~2018 International Residential Code.

The following amendments to the ~~2015~~2018 International Residential Code are hereby proposed for adoption and incorporation into the city of Ridgefield's Construction Administrative Code.

CHAPTER 1
ADMINISTRATION

SECTION R105
PERMITS

Subsection R105.2 Work Exempt from Permit is hereby proposed to be amended by adding two additional exemptions as enumerated by the number's 10 & 11 under the heading "Building", as follows:

R105.2 Work exempt from permit. In addition to the exemptions enumerated in Chapter 1 of the 2015 International Residential Code, a permit shall not be required for the following:

Building:

10. Re-roofing of one and two family dwellings or buildings accessory to these dwellings may be exempt for up to a maximum of a second overlay per section R907.3.
11. Decks or platforms with no roof or cover not over 30 inches above finish grade.

CHAPTER 3
BUILDING PLANNING

Table R301.2(1) Climatic and Geographic Design Criteria is hereby proposed to be amended by including the pertinent information as it relates to the City of Ridgefield, as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load:	30 psf
Roof Snow Load:	25 psf
Wind Exposure Category:	B
Wind Speed - 3 Second Gust:	105 mph
Seismic Design Category:	D1

Commented [CL3]: Amendments made to the 2018 International Residential Code still apply.

Subject to Damage from

Weathering:	Moderate
Frost Line Depth:	12 inches
Termite:	Slight to Moderate
Winter Design Temperature:	See WSEC
Ice Barrier Underlayment Required:	No
Flood Hazards:	Feb. 19, 1981/Aug. 19, 1986
Air Freezing Index:	N/A
Mean Annual Temperature:	50 Degrees F

14.03.050 - International Fire Code—Amendments.

The 2018 Washington State Fire Code (Chapter 51-54A WAC), with amendments, is hereby proposed for adoption, with appendices, amendments and additions and incorporation into the City of Ridgefield Administrative Code.

CHAPTER 1
ADMINISTRATION

Subsection 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Ridgefield, hereinafter referred to as “this code.”

Subsection 101.2.1 is amended as follows:

101.2.1 Appendices. The following appendices of the 2018 IFC are hereby adopted in this code:

- Appendix A: Board of Appeals
- Appendix B: Fire-Flow Requirements for Buildings
- Appendix C: Fire Hydrant Locations and Distribution
- Appendix D: Fire Apparatus Access Roads
- Appendix E: Hazard Categories
- Appendix F: Hazard Ranking
- Appendix G: Cryogenic Fluids – Weight and Volume Equivalents

Commented [CL4]: Repeal existing and replace with following language.

Commented [MJ5]: Clarifies Ridgefield as the Jurisdiction Name

Commented [MJ6]: Officially Adopts the Appendix Clarification and to Provide Specific, Clear Details for Requirements that are currently used and will continue to be used

Appendix H:	Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions
Appendix I:	Fire Protection Systems – Noncompliant Conditions
Appendix K:	Construction Requirements for Existing Ambulatory Care Facilities
Appendix L:	Requirements for Firefighter Air Replenishment Systems
Appendix N:	Indoor Trade Shows and Exhibitions

SECTION 102

APPLICABILITY

Subsection 102.3.1 Changes in Character of Occupancy is hereby proposed to be added as a new Subsection to Section 102 Applicability, as follows:

102.3.1 Changes in Character of Occupancy. Changes made in the character of an occupancy or the use of any building that would place the building in a different division of the same occupancy or in a different occupancy shall be approved by the Building Official and the Fire Marshal.

Commented [MJ7]: Clarifies that the Building Official and Fire Official will both review and approve changes o

SECTION 103

DEPARTMENT OF FIRE PREVENTION

Subsection 103.2 Appointment is hereby proposed to be amended as follows:

103.2 Appointment. The City of Ridgefield is hereby authorized to contract with Clark-Cowlitz Fire Rescue, hereinafter referred to as (CCFR), for enforcement and administration of this chapter. The City of Ridgefield may also authorize CCFR or its designee to retain all permitting and/or inspection fees related to the administration of this ordinance.

Commented [MJ8]: Identifies CCFR as the agency contracted by the City for Enforcement of the Fire Code (because City Does not provide their own Fire Code Enforcement)

SECTION 104

GENERAL AUTHORITY AND RESPONSIBILITIES

Subsection 104.2.1 Construction Plan Review is hereby proposed to be added as a new Subsection to Section 104 General Authority and Responsibilities, as follows:

104.2.1 Construction plan review. Plans shall be submitted to and approved by the Fire Marshal and/or CCFR for all new commercial building, residential construction or land development prior to the issuance of any approvals or permits or commencement of development or construction.

Subsections 104.10 Fire Investigations and 104.10.1 Assistance from Other Agencies are hereby proposed to be amended by revising the text, as follows:

104.10 Fire investigations. The Fire Marshal and CCFR are authorized to investigate the origin, cause and circumstances of fires occurring within the City of Ridgefield that involve loss of life, injury to person(s), destruction or damage to property. If it appears to the fire investigator that such fire is of suspicious or incendiary nature, the investigator shall immediately take charge of all physical evidence relating to the cause of the fire and shall notify the Ridgefield Police Department. The Fire Marshal and CCFR are also authorized to investigate the origin, cause, and circumstances of any explosion or unauthorized releases of hazardous materials.

Commented [MJ9]: Identifies CCFR as the agency contracted by the City for Enforcement of the Fire Code requires plans submitted for review by CCFR, serving Fire Marshal. (because City Does not provide their own Fire Code Enforcement)

Commented [MJ10]: Identifies CCFR as the agency contracted by the City for Fire Investigation (because City Does not provide their own Fire Investigation)

104.10.1 Assistance from other agencies. The Ridgefield Police Department and other enforcement agencies shall have authority to render necessary assistance in the investigation of fires when requested to do so by the Fire Marshal or CCFR.

SECTION 109

BOARD OF APPEALS

Subsection 109.1 Board of Appeals Established is hereby proposed to be amended by revising the text, as follows:

109.1 Board of Appeals established. The CCFR Fire Code Board of Appeals, as outlined in Appendix A of this code, shall be utilized to determine the suitability of alternate methods or materials and types of construction and to provide for reasonable interpretations of the provisions of this code. The Fire Marshal shall be an ex-officio member and shall act as secretary to the board. All decisions of the board shall be rendered to writing and presented to the City of Ridgefield with duplicate copies to the appellant and the Fire Chief of CCFR.

Commented [MJ11]: Clarifies CCFR as the Appropriate Agency

SECTION 110 VIOLATIONS

Subsection 110.4 Violation penalties is hereby proposed to be amended by revising the text, as follows:

110.4 violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine and or imprisonment as outlined in City of Ridgefield Municipal Code Section 1.12.010. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Fines shall be paid to the City of Ridgefield.

Commented [MJ12]: Adjust boiler plate language specific to Ridgefield

SECTION 112 STOP WORK ORDER

Subsection 112.4 Failure to comply is hereby proposed to be amended by revising the text, as follows:

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars.

Commented [MJ13]: Adjust blank boiler plate language to be amounts specific to Ridgefield

CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 1103 FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS

Subsection 1103.5.3 Group I-2, Condition 2 is hereby proposed to be amended by revising the text, as follows:

1103.5.3 Group I-2, Condition 2. In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed as established by the adopting ordinance on January 1, 2026.

Commented [MJ14]: Provides a Date where left blank in boiler plate document / State Code (not likely to apply to any buildings in Ridgefield)

CHAPTER 2 DEFINITIONS

SECTION 201 GENERAL

Subsection 201.5 CCFR Fire Marshal and the Fire Chief of CCFR is hereby proposed to be added as a new Subsection to Section 201 General, as follows:

201.5 CCFR Fire Marshal and the Fire Chief of CCFR. Unless specifically mentioned to the contrary, all references to the chief, chief of the department, chief engineer, fire code official or fire marshal shall mean the CCFR Fire Marshal or the Fire Chief of the CCFR or designee. Unless specifically mentioned to the contrary, all references to the fire department, department of fire prevention or fire prevention bureau shall mean the CCFR Fire Prevention Bureau or CCFR

Commented [MJ15]: Clarifies CCFR as the pertinent Code Authority, as is current arrangement with City does not have an in-house Fire Code Official

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 307 OPEN BURING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

Subsection 307.1.1 Prohibited Open Burning, is hereby proposed to be amended by revising the text, as follows:

307.1.1 Prohibited open burning. Open burning shall be prohibited in the City of Ridgefield by Chapter 173-425 WAC, as regulated by the Southwest Clean Air Agency.

Commented [MJ16]: Makes reference for pertinent enforcement agency with separate clear rules that

SECTION 319 MOBILE FOOD PREPARATION VEHICLES

Subsection 319.11 Operational Requirements, is hereby proposed to be added by including the text, as follows:

319.11. Operational Requirements: Any vendor engaging in mobile food vending shall comply with the following requirements:

319.11.1. Provide appropriate waste receptacles at the site of the unit and remove all litter, debris and other waste attributable to the vendor on a daily basis.

319.11.2. Unit shall not be parked, situated or operated in a manner that restricts or blocks emergency vehicle access roadways, access to fire hydrants or fire protection equipment.

319.11.3. Comply with the City of Ridgefield Noise Ordinance, Sign Ordinance and any other applicable ordinances.

319.11.4. Electrical systems shall comply with city and state ordinances and codes.

319.11.5. Mobile food vending units shall have a minimum clearance of 10 feet from other vending units, fire hydrants, buildings, structures and combustible materials.

319.11.6. When a fuel source other than LPG is used, it shall be installed and maintained in accordance with the Fire Code and any other applicable code. Use of fuels other than LPG shall be subject to the approval of the Fire Marshal and CCFR.

Commented [MJ17]: Adds new language for clarity consistency with recognized standards and other similar guidelines in the area.

319.11.6.1. Solid fuel shall not be stored within 3 feet of any heat producing device, cooking appliance, vent, flammable liquids or ignition sources. Ash, cinders and other fire debris shall be removed from the firebox or cooking appliance at regular intervals and shall be placed in a closed metal container at least 3 feet from cooking appliances and combustibles.

SECTION 320

FIRE DEPARTMENT STANDARDS

Subsection 320 Fire department standards, is hereby proposed to be added by including the text, as follows:

320.1 Fire department standards. The Fire Marshal and CCFR may adopt fire department standards as needed to detail specific requirements of this code.

Commented [MJ18]: Provides new section to all adopted standards that will clarify the design specific things that are required by the Code. This will include design and installation guidelines for hydrants, key l FDC's, Address Numbers, etc. for uniformity and efficient FD operations.

CHAPTER 5

FIRE SERVICE FEATURES

SECTION 503

FIRE APPARATUS ACCESS ROADS

Subsections 503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

Subsections 503.1.4 New Construction - Subdivisions and 503.1.4.1 Fire Lanes - Enforcement are hereby proposed to be added as new Subsections to Section 503 Fire Apparatus Access Roads, as follows:

503.1.4 New construction - Subdivisions. The Fire Marshal and CCFR are empowered to designate fire lanes in all new construction. Unmarked areas within fifteen (15) feet of a fire hydrant or fire department connection (FDC) shall automatically be considered a fire lane.

503.1.4.1 Fire lanes - Enforcement. The Ridgefield Police Department and other enforcement agencies shall have authority to enforce the no parking provisions in marked fire lanes, the fine for which will be \$101 for each violation. If a fire lane is completely blocked to the passage of fire apparatus by an unlawfully parked vehicle, the Ridgefield police department is authorized to impound the blocking vehicle at the owner's expense pursuant to Title 10 of the Ridgefield Municipal Code. The Ridgefield police department is also authorized to levy a fine as set by the city council of the City of Ridgefield for each violation.

Subsection 503.5.2 Gates - Entrances to Roads, Trails or Other Access Ways is hereby proposed to be added as a new Subsection to Section 503 Fire Apparatus Access Roads, as follows:

503.5.2 Gates - Entrances to roads, trails or other access ways. Entrances to roads, trails or other access ways which have been closed with gates and barriers in accordance with Section 503.5 shall not be obstructed by parked vehicles.

Subsections 503.7 Gates Obstructing Fire Apparatus Access and 503.7.1 Plans for Gates hereby proposed to be added as new Subsections to Section 503 Fire Apparatus Access Roads, as follows:

503.7 Gates obstructing fire apparatus access. All gates hereafter constructed and all existing gates that obstruct required fire apparatus access roads shall be subject to the approval of the Fire Marshal and CCFR.

Commented [MJ19]: These sections under 503 are directly adopted by the State and are left as a local adoption requested to clarify and be consistent with standards that are currently used and reviewed with construction. Limited impact or change for builders provides clarity to ensure adequate Fire Access.

503.7.1 Plans for gates. Plans for gates that will obstruct fire apparatus access roads shall be submitted to and approved by the Fire Marshal and CCFR prior to their installation.

SECTION 505

PREMISES IDENTIFICATION

Subsections 505.3 Complex or Facility Directory and Map, is hereby proposed to be added as new Subsection to Section 505 Premises Identification, as follows:

505.3 Complex or Facility Directory and Map: For all properties where more than two buildings exist, or otherwise required by the Fire Department, a map of the complex or facility shall be displayed at or near each entrance from the public street or roadway to serve as a directory to assist in the rapid and safe response of emergency vehicles to locations within the complex or facility. The complex or facility map shall clearly show and identify all buildings on the property, including the primary services or functions within each building, all roadways, all access points to the facility from the public streets or roadways, all emergency vehicle access points, fire hydrant(s), fire department connection(s), fire alarm panel location(s), significant life safety hazards, pre-designated helicopter landing areas, and all other specific details as may be required by the Fire Department. This requirement does not apply to properties which are primarily used for residential single family, duplex or triplex dwellings.

Commented [MJ20]: New language for facility maps for large complexes to speed response and avoid confusion. Similar standards adopted in other areas. Limited impact on builders with very limited cost for single singes on large complexes.

SECTION 506

KEY BOXES

Subsection 506.1 Where Required is hereby proposed to be amended by revising the text, as follows:

506.1 Where required. Unless specifically exempted by the Fire Chief of CCFR all buildings, except those containing Group R Division 3 (one and two-family dwellings); Group U; Group S Division 2 (parking garages), and; individual guest rooms or dwellings in Group R Division 1 occupancies hereinafter constructed shall be provided with a security key box commonly keyed and located on the building as approved by the Fire Chief of CCFR or designee. Two complete sets of access keys for the locks on the building, fire alarm control panel (if applicable), and sprinkler system control valves shall be separately identified and placed in the security key box.

Commented [MJ21]: State/Model Language is vague. Simply leaves it up to the Fire Official to determine. Provides clarity that is consistent with current approved enforcement.

Subsection 506.1.1 Gates - Security Key Boxes is hereby proposed to be amended by revising the text, as follows:

506.1.1 Gates - Security key boxes. Gate access devices and padlocks required by sections 503.5-503.7 and this section shall be of a type and a common key as approved by the Fire Marshal and CCFR. Such boxes shall be located immediately adjacent to the gate in a location that is readily visible and accessible from either side of the gate.

Commented [MJ22]: Provides clarity for type of devices and switches used- consistent with current enforcement. Ensures appropriate type of keyed access for gates that do not obstruct emergency access.

SECTION 507

FIRE PROTECTION WATER SUPPLIES

Subsection 507.3 Fire Flow is hereby proposed to be amended by revising the text, as follows:

507.3 Fire flow. Fire flow requirements shall be determined by the Fire Marshal and CCFR. The required number of hydrants shall be determined as prescribed in Appendix B and Appendix C, IFC 2018 Edition.

Commented [MJ23]: Clarifies a specific method of determining fire flow of model language for "approved method"

Subsection 507.3.1 Storz Adaptors is hereby proposed to be added as new Subsection to Section 507 Fire Protection Water Supplies, as follows:

Commented [MJ24]: Clarifies the required type of Storz adaptor and hydrant connection that is needed and currently required for new installations.

507.3.1 Storz adaptors. Fire hydrants shall be provided with appropriate 5 inch "Storz" type adapters for the pumper connection unless this provision is waived by the Fire Marshal and/or the Fire Chief of CCFR.

Subsections 507.5.1 Where Required, is hereby proposed to be amended by revising the text, as follows:

Subsection 507.5.1.2 Fire Hydrants Not Included in Spacing Calculations, is hereby proposed to be added as a new Subsection to Section 507 Fire Protection Water Supplies, as follows:

507.5.1.3 Fire hydrants not included in spacing calculations. Fire hydrants more than 15 feet from an approved access road or fire lane that serves the building in question, shall not be counted in any calculation of fire hydrant spacing. On-site fire hydrants and water supplies on adjacent properties shall not be considered available, unless accessible by fire apparatus on an approved access road. Fire hydrants located on the opposite side of a roadway shall not be considered in the fire hydrant placement calculations unless specifically approved by the Fire Marshal or CCFR.

Commented [MJ25]: Provides clarification to avoid installation of hydrants that are useless or not practical for Fire Department use.

CHAPTER 9 FIRE PROTECTION SYSTEMS

SECTION 901 GENERAL

Subsections 901.3.1 Approval by Fire Marshal, 901.3.1.1 Fire Sprinkler Plan Requirements, 901.3.1.2 Building Permits Issued Contingent Upon Installation of Sprinkler System, 901.3.1.2.1 Fire sprinkler permit issuance required prior to framing inspection and 901.3.1.3 Testing of Sprinkler System Required are hereby proposed to be added as new Subsections to Section 901 General, as follows:

901.3.1 Approval by fire marshal. No automatic fire sprinkler system required or allowed by this chapter shall be installed without prior approval of the plans for installation, testing and maintenance of the system by the Fire Marshal or his designee.

901.3.1.1 Fire sprinkler plan requirements. All fire sprinkler plans submitted for review by the Fire Marshal shall bear a review certification in accordance with Fire Marshal written standards and as per WAC 212-80 State Fire Marshal Requirements. Submitted plans shall be accompanied by sufficient necessary documentation to verify compliance with WAC 212-80-130.

901.3.1.2 Building permits issued contingent upon installation of sprinkler system. Building permits shall be issued contingent upon the installation of a sprinkler system in accordance with these standards.

901.3.1.2.1 Fire sprinkler permit issuance required prior to framing inspection. A permit for the installation of an automatic sprinkler system shall be obtained prior to the framing inspection.

901.3.1.3 Testing of sprinkler system required. No residential construction for which an automatic fire sprinkler system is allowed or required by this chapter shall be occupied until testing of the automatic fire sprinkler system has been approved by the Fire Marshal or his designee.

Commented [MJ26]: Consolidates information from other places and provides clarity for current permit requirements and practices for Fire Sprinklers that shall be clarified by code. Clarified but does not increase required systems or installations.

SECTION 902 DEFINITIONS

Subsection 902.1 Definitions is hereby proposed to be amended by revising the text and by including two additional definitions, as follows:

Commented [MJ27]: Provides clear definition of used for requirements of Fire Sprinklers outlined in Municipal Code.

902.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein. The following terms, phrases and words shall be included as part of Chapter 9 of the 2018 International Fire Code.

ADDITION. An extension in floor area or height of a building or structure.

SECTION 903

AUTOMATIC SPRINKLER SYSTEMS

Subsection 903.2 Where Required is hereby proposed to be amended by revising the text, as follows:

903.2 Where required. In all new buildings and structures described in Sections 903.2.1 through 903.2.2; and all new buildings containing a total floor area, above or below grade, exceeding 5,000 square feet; and additions that result in a total building area of 5,000 square feet or greater; and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. This requirement shall not apply to covered play areas or similar open structures where no equipment is stored.

Subsection 903.2.11.3 Buildings Greater than Two Stories in Height is hereby proposed to be amended by revising the text, as follows:

903.2.11.3 Buildings Greater than Two Stories in Height. All buildings greater than two stories in height shall have installed an automatic fire sprinkler system.

Subsections 903.2.13 Occupancies Where Persons with Reduced Abilities are Housed, 903.2.13.1 Applicability are hereby proposed to be added as new Subsections to Section 903 Automatic Sprinkler Systems, as follows:

903.2.13 Occupancies where persons with reduced abilities are housed. Sprinkler systems are required in all occupancies where persons with reduced ambulatory abilities are housed on a commercial basis.

903.2.13.1 Applicability. This section applies to elder care facilities, boarding houses for the handicapped and other enterprises where persons with reduced mobility are commercially housed.

Subsection 903.2.14 Occupancies with Substandard Fire Flow or Access is hereby proposed to be added as a new Subsection to Section 903 Automatic Sprinkler Systems, as follows:

903.2.14 Occupancies with substandard fire flow or access. Automatic fire sprinkler systems shall be required in all occupancies with substandard fire flow or access such as flag-lots, substandard road widths, private bridges, private roads and roads of 12% grade or greater.

SECTION 912

FIRE DEPARTMENT CONNECTIONS

Subsections 912.2.1.1 Location Outside of Collapse Zone, 912.2.3 Hydrant Required and 912.2.3.1 Area Not to be Blocked are hereby proposed to be added as new Subsections to Section 912 Fire Department Connections, as follows:

912.2.1.1 Location outside of collapse zone. The fire department connection shall be located remote from the building and outside of the building collapse zone whenever practical, as determined by the Fire Marshal. This area should be clearly marked "FIRE LANE NO PARKING".

912.2.3 Hydrant required. A fire hydrant shall be located within 150 feet, when practicable as determined by the Fire Marshal, of all required and approved fire department connections unless specifically exempted by the Fire Marshal or CCFR.

Commented [MJ28]: This provides clarification that is consistent with the Current adopted Municipal Code, eliminating conflict and confusion between the two

Commented [MJ29]: This provides fire sprinklers for multi-story buildings over 2 stories. State code is a must structures 3 stories or more would fall under a local code requiring sprinklers in buildings over 5000. This limits risk in taller structures, that require substantially more fire resources when sprinklers are present. Will impact few, if any new buildings, but eliminates a potential unintended loop-hole.

Commented [MJ30]: Provides protection for structures with people that are not capable of self preservation. Would require sprinklers anyway, but this eliminates gaps for these special risks, should they be present in buildings. Will not change impact for many buildings.

Commented [MJ31]: This provides clear code language for is already they typical accepted alternate methods. Access to new construction is substandard and can't be code. Sprinklers help mitigate the hazard with limited access. New construction only.

Commented [MJ32]: This is consistent with current practices, but is not clear in the code. This provides clarification and allows for language to be removed from the Municipal Code.

CHAPTER 36

MARINAS

Chapter 36, Marinas, is replaced in its entirety by the following:

SECTION 3601

GENERAL

3601.1 Scope. Marina facilities shall be in accordance with this chapter.

3601.1.1 Plans and approvals. Plans for marina fire-protection facilities shall be approved prior to installation. The work shall be subject to final inspection and approval after installation.

3601.1.2 Permits. Permits are required to use open-flame devices for maintenance or repair on vessels, floats, piers or wharves.

SECTION 3602

DEFINITIONS

3602.1 Definitions. For the purpose of this section, certain terms shall be defined as follows:

BERTH. An open (uncovered) waterside area defined by floats for the wet storage of a boat.

BOATHOUSE. A covered floating structure used primarily for the wet or dry storage of a boat.

FLOAT. A floating structure normally used as a point of transfer for passengers and goods, or both, which may be used for mooring purposes and may consist of, but shall not be limited to one or more of the following types:

1. Finger Float. Typically connected to a main or collector float (walkway) providing direct access to a vessel and may be used to define a berth;
2. Main Float (Walkway). Typically connected to a collector float (walkway) or the shore providing direct access to one or more finger floats, berths, or vessels; and,
3. Collector Float (Walkway). Connecting and providing direct access between two or more main floats (walkways).

GANGWAY. A variable slope[d] structure intended to provide pedestrian access between a fixed pier or shore and a floating structure.

MARINA. Any portion of the ocean or inland water, either naturally or artificially protected, for the mooring, servicing or safety of vessels and shall include artificially protected works, the public or private lands ashore, and structure or facilities provided within the enclosed body of water and ashore for the mooring or servicing of vessels or the servicing of their crews or passengers.

PIER. A structure built over the water, supported by pillars or piles, and used as a landing place, pleasure pavilion, or similar purpose.

VESSEL. A watercraft of any type, other than seaplanes on the water, used, or capable of being used as a means of transportation. Included in this definition are non-transportation vessels such as houseboats and boathouses and other vessels or floating structures that are otherwise open to the public.

WHARF. A structure or bulkhead constructed of wood, stone, concrete or similar building material at the shore of a harbor, lake, or river for vessels to lie alongside of, buildings to be built upon or piers or floats to be anchored to.

Commented [MJ33]: This provides clarity and consistency with other area local jurisdictions and the national standard for marinas. This addresses the substantial risk posed by unique firefighting challenges in marinas where some gaps currently exist in the local standards. This provides clear safeguards consistent with national standards for marinas.

SECTION 3603

GENERAL PRECAUTIONS

3603.1 Combustible debris. Combustible debris and rubbish shall not be deposited or accumulated on land beneath marina structures, piers, or wharves.

3603.2 Sources of ignition. Open-flame devices used for lighting or decoration on the exterior of a vessel, float, pier, or wharf shall be approved by the chief.

3603.3 Flammable or combustible liquid spills. Spills of flammable or combustible liquids at or upon the water shall be reported immediately to the fire department or jurisdictional authorities.

3603.4 Rubbish containers. Containers with tight-fitting or self-closing lids shall be provided for the temporary storage of combustible trash or rubbish.

3603.5 Electrical equipment. Electrical equipment shall be installed and used in accordance with the Electrical Code as required for wet, damp, and hazardous locations.

SECTION 3604

FIRE PROTECTION

3604.1 General. Piers, wharves or floats with facilities for mooring or servicing five or more vessels, and marine motor vehicle fuel-dispensing stations existing either currently or hereafter shall be equipped with fire protection equipment in accordance with this section.

3604.2 Standpipes. Piers and wharfs shall be provided with fire protection in accordance with NFPA 303. Portions of floats more than 250 feet (76,200 mm) from approved fire apparatus access and marine motor vehicle fuel-dispensing stations shall be provided with an approved Class II automatic wet standpipe system installed in accordance with the provisions of Section 905 and this section. Standpipes providing protection for houseboats, vessels containing commercial occupancies or otherwise open to the public, boathouses utilizing combustible construction, marine motor fuel dispensing stations or other commercial occupancies shall be Class III. Other standpipes shall be Class II.

3604.2.1 Standpipe spacing. Standpipe hose connections shall be spaced along the length of floats such that the maximum travel distance from a standpipe connection to any portion of a float shall not exceed one hundred (100) feet. Each standpipe hose connection shall be provided with a riser assembly consisting of a 2-½ inch I.D. noncorroding metal gate valve, appropriate piping material, a 2-½ inch hose connection and a removal 2-½ inch x 1-½ inch hose connection reducer.

3604.2.2 Hose stations. Hose stations shall be provided at each standpipe connection and otherwise spaced to provide protection to any portion of floats or floating vessels. Hoses shall be mounted on a reel or rack and enclosed within an approved cabinet. Hose stations shall be labeled "FIRE HOSE-EMERGENCY USE ONLY". Equipment shall be approved by the chief.

3604.2.3 Fire department connections. At the shore end, the waterline shall be equipped with not less than a two-way 2-½ inch (63.5 mm) fire department inlet connection located not more than one hundred (100) feet from a fire hydrant capable of providing the required fire flow.

3604.2.4 Areas subject to freezing. Portion of waterlines subject to freezing temperatures shall be adequately protected against freezing in a manner acceptable to the fire marshal.

3604.2.5 Identification of standpipe outlets. Standpipe hose connection locations shall be clearly identified by a flag or other approved means designed to be readily visible from the pier accessing the float system.

3604.3 Fire extinguishers. One fire extinguisher having a minimum rating of 2A, 20-B:C, shall be provided at each required hose station. Additional fire appliances shall be installed and maintained as required by the fire marshal.

SECTION 3605

ACCESS AND WATER SUPPLY

3605.1 General. All portions of marinas shall be provided with fire apparatus access roads and water-supply systems with on-site fire hydrants. Such roads and water systems shall be provided and maintained in accordance with Sections 503.2, 508 and this section.

3605.2 Fire department access. Approved fire department access shall be provided to all portions of marinas.

3605.3 Fire apparatus access. Fire apparatus access roads shall be provided to the point of shore connection to all piers, wharves, gangways or floats providing access to or connecting any portion of a marina to the shore.

3605.4 Obstructions to fire department access. Where gates are installed that obstruct fire department access to any portion of a marina, such gates shall be openable such that required access widths are not obstructed. Gates may be provided with a key, card or automatic locking device provided that a security keybox of type and common key approved by the chief of Clark County Fire & Rescue District containing keys, cards or other approved operating mechanisms is posted immediately next to the gate.

3605.5 Required fire flow. The minimum fire flow required for marinas shall be 1,000 gallons per minute delivered at 20 psi residual pressure for two hours' duration. Fire flow for marina structures other than piers, wharves and private vessels not open to the public shall be in accordance with Appendix B.

SECTION 3606

CONSTRUCTION

3606.1 General. All floats and gangways hereafter constructed, modified, located, relocated or attached to any marina facility shall be in accordance with this section.

3606.2 Personnel access/egress. All floats shall have direct access to an exit gangway constructed in accordance with this section. Floats which are more than 750 feet in length from approved fire apparatus access that provide access to houseboats or similarly inhabited vessels or commercial occupancies shall be provided with a minimum of two exit gangways separated by the maximum distance possible to minimize the possibility of more than one gangway becoming inaccessible. Where doors, gates or similar obstructions are placed across floats or exit gangways such gates shall be easily openable in the direction of egress without the use of a key or any special knowledge or effort.

3606.2.1 Structures or vessels containing commercial occupancies. Structures or vessels containing commercial occupancies shall be provided with exits in accordance with the building code for similar occupancies located on shore. Gangways connecting required exits from vessels to portions of marinas shall be in accordance with this section.

3606.2.2 Maximum length. The maximum length between approved fire apparatus access and the nearest point of any marina structure including floats shall not exceed 1,000 feet.

3606.2.3 Minimum width - Floats. Floats (walkways) shall have a minimum unobstructed width of six (6) feet, except for finger floats, which may be three (3) feet in width. A two- (2) foot wide walk shall be provided on at least one side of all houseboats.

3606.2.4 Minimum width - Gangways. Gangways shall have a minimum unobstructed width of five (5) feet when a single gangway is required and four (4) feet when more than one gangway is required. Gangways shall be provided with guardrails and handrails as required by the building code. Intermediate landings shall not be required for gangways.

Exception: Gangways serving an occupant load less than ten (10) and gangways serving only recreational boat launching and transient tie-up facilities need not be more than four (4) feet in width.

3606.3 Vessel and occupancy separations. All houseboats or similarly occupied vessels and attached covered boatwells, commercial occupancies and vessels containing commercial occupancies newly placed, moored, moved, relocated, constructed or substantially remodeled or modified to the extent that the value of the new construction exceeds sixty percent (60%) of the structure's original value, within a marina shall be separated from other vessels or occupancies in accordance with this section.

3606.3.1 Houseboats (Floating Homes) - Distance between. Houseboats and attached covered boatwells and similarly occupied vessels shall be separated from other vessels, boathouses or occupancies by a distance of not less than ten (10) feet as measured between the nearest vertical exterior wall surface, nor less than eight (8) feet between the furthest roof projection. Separation distances may be reduced to six (6) feet between exterior wall surfaces and four (4) feet between roof projections when one of the following is provided:

1. An approved sprinkler system is installed in the houseboat(s).
2. Exterior facing walls of the houseboat(s) are of one-hour fire resistive construction with openings protected in accordance with the building code.

3606.3.2 Boatwells - Occupancy separation. Covered boatwells attached to houseboats or similarly occupied vessels shall be separated from the houseboat or other vessel by one-hour fire resistive construction on the exterior sides of walls facing the boatwell.

3606.3.3 Other uses and occupancies. Occupancies or vessels containing occupancies shall otherwise be provided with separations from other occupancies, vessels or vessels containing occupancies consistent with the building code for similar uses located on shore.

SECTION 3607

TRANSMISSION OF ALARMS

3607.1 General. Means shall be available for the immediate notification of the fire department.

SECTION 3608

MARINE MOTOR VEHICLE FUEL-DISPENSING STATIONS

3608.1 Fuel-dispensing. Marine motor vehicle fuel-dispensing stations shall be in accordance with Chapter 23.

SECTION 3609

IDENTIFICATION

3609.1 General. Access to all portions of marinas existing either currently or hereafter shall be clearly identified in accordance with this section.

3609.2 Signs. Signs required by this section shall be approved by the chief of Fire & Rescue District prior to installation, shall be durable, weather resistant and of sufficient size and color as to be readily discernible by emergency responders. Unless otherwise approved, letters and numbers on signs required by this section shall be a minimum of six (6) inches in height and a three-quarter (¾) inch stroke on a contrasting background. Larger signs may be required when necessary to clearly identify portions of the marinas for emergency responders.

3609.3 Site identification. All marinas shall be identified by name and address from the street on which they front by signs or other approved means posted at or near the point of emergency vehicle

access. A sign containing a map identifying marina piers, wharves, floats structures and facilities and their locations shall be posted at the marina entrance.

3609.4 Gangway/access identification. The head of each gangway or other structure providing access to marina structures shall be provided with a sign containing a map of the portions of the marina served by the gangway clearly indicating the floats, walkways, public occupancies or other portions of the marina accessible by the specific gangway or other access structure.

3609.5 Float identification. Main floats throughout the marina shall be clearly identified using an alpha-numeric process or other method approved by the chief of Fire & Rescue District. Such identification shall be by signs posted where the main float connects to a collector float, on marina structures or other approved areas that are clearly visible and legible from the fire apparatus access point and/or where otherwise necessary to clearly identify and indicate travel paths. Additional signs may be required to clearly identify the access to floats.

CHAPTER 56 EXPLOSIVES AND FIREWORKS

SECTION 5601 GENERAL

Subsection 5601.2.3.1 Manufacture Prohibited is hereby proposed to be added as new Subsection to Section 5601 General, as follows:

5601.2.3.1 Manufacture prohibited. The manufacture of explosives or explosive material shall be prohibited within the City of Ridgefield.

Commented [MJ34]: Not a common or anticipated hazard, but it poses a very substantial hazard. This would require consideration of a code change before explosives could be manufactured in the City.

CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

SECTION 5704 STORAGE

Subsection 5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited is hereby proposed to be amended by revising the text and by adding two Exemptions as enumerated by the number's 1 & 2, as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. The storage of Class I and Class II liquids in aboveground tanks outside of buildings is prohibited within the City of Ridgefield.

Exceptions:

- (1) Aboveground storage of motor fuels for dispensing into the fuel tanks of motor vehicles and boats at a marina shall be in accordance with Section 3608
- (2) Storage as authorized by Section 5706.2., Storage and dispensing of flammable and combustible liquids on farms and construction sites.

Commented [MJ35]: Model code leaves blank for jurisdiction to specify where prohibited. This limits those consistent with what already exists and would require consideration of a code change for large bulk storage of flammable liquids (like tank farms). Consideration for a code change for any approval would be pertinent for a substantial hazard and risks proposed by these sorts of industrial developments. No such developments are anticipated or have been anticipated.

CHAPTER 58 FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS

SECTION 5806 LIMITATIONS

Subsection 5806.2 Limitations is hereby proposed to be amended by revising the text, as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings in the City of Ridgefield is prohibited within the city Limits, except as approved by the Fire Marshal.

Commented [MJ36]: Rare and unlikely commodity is extremely hazardous. This would push a review on a case basis.

CHAPTER 61 LIQUID PETROLEUM GASES

SECTION 6104 LOCATION OF CONTAINERS

Subsection 6104.2 Maximum Capacity Within Established Limits is hereby proposed to be amended by revising the text, as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas within the City of Ridgefield, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7,570 L).

Commented [MJ37]: State and model code leave local quantity specification. This is consistent with standards and jurisdictions for large tanks used to receive trucks and other distribution.

14.03.060 - Documents to be filed and available for public inspection.

The codes, appendices, and standards set forth in this chapter shall be filed with the city clerk and a copy made available for use and examination by the public, pursuant to RCW 35A.12.140.

14.03.070 - Severability.

If any provision of this code or its application to any person or circumstance is held invalid, the remainder of the code or its application of the provision to other persons or circumstances is not affected.

14.03.080 - Repealer.

All ordinances or resolutions, or parts of ordinances or resolutions, in conflict with this chapter are repealed.

14.03.090 - Effective date.

This chapter shall go into effect five calendar days after adoption and publication pursuant to law.