



City of Ellensburg Building Code Cycle Change Policy

BB-30

RESIDENTIAL
BULLETIN

Community Development Department

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The 2018 Code Cycle expires June 30, 2023. The City of Ellensburg will adopt the 2021 IRC, IBC, UPC, IFC, IEBC, IMC, IPMC code on July 1, 2023.

Permits applied for and review fees paid prior to July 1st, the plan reviews will be conducted using the 2018 code cycle, including individual lots applying for permits utilizing Master Plans. If the permit is not paid for in full within 180 days after the plan review, the application will be cancelled, and review fees will not be reimbursed. No Application extensions will be granted after the 180 days expires.

All permits issued under the 2018 codes that are paid for in full and or issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance. If the work has not commenced and not more than 180 days pass between inspections, there may be a request in writing to the building official providing justifiable cause to extend the permit an additional 180 days. If no request is made within 180 days the permit becomes invalid and will be canceled. No review fees will be refunded. There will be no extensions beyond 2 years using the 2018 code if work has not commenced.

For Master Plan Applications wanting to use the 2018 building code:

1. Apply for your Master Plan permits by June 30th, 2023.
2. Once approved, you have 30 days to apply for the building permit for the individual parcel using your Master Plans. The fee with approved master plans is \$50.00 per permit.
3. Once each parcel building permit is applied for, you have up to 2 years (each 180-day period will require the applicant to file for an extension) to pay the final permit fees for each parcel. The fees assessed will be what the current fees are at the time of final payment (it is possible in two years that the base fees, traffic and park impact fees may change)
4. Once the permit is paid in full and issued, you need to start construction and have a first inspection within one year.
5. If at any time an expiration date is missed (the 30 day initial application, or 6 month extension requests and the 2 year date from applying for the permit) the permit will become invalid and will need to be resubmitted using the current adopted building codes at time of resubmission and review fees will need to be paid.

Referenced Washington State Building Codes: 105.3, 105.3.1, 105.3.2, 105.4, 105.5, 105.6 & 105.7.

This document is intended to provide guidance in applying certain regulations and is for informational use only. It cannot be used as a substitute for the Construction Codes or for other city, state or federal codes and regulations. For more information see the City website at: www.ellensburg.wa.gov.

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