



## **APRIL 9, 2020: OFFICIAL RIDGEFIELD ORDER IMPLEMENTING WASHINGTON GOVERNOR INSLEE STATEWIDE PROCLAMATION NO. 20-25 and NO. 20-25.1**

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### **I. Background**

On March 23, 2020, Governor Inslee issued Proclamation No. 20-25 which ordered that from midnight March 25, 2020 to midnight April 6, 2020, all non-essential businesses would be prohibited from conducting all but basic minimum operations and all essential businesses were allowed to continue operations so long as appropriate social distancing, sanitation, and worker safety measures were implemented. In its listing of essential businesses, the Order includes language related to construction workers as essential workers in the following circumstance:

“Construction workers who support the construction, operation, inspections, and maintenance of construction sites and construction projects (including housing construction) for all essential facilities, services and projects included in this document, and for residential construction related to emergency repairs and projects that ensure structural integrity.”

On March 25, 2020, the Governor issued a memorandum clarifying that, in general, commercial and residential construction is not authorized under the Proclamation because construction is not an essential activity, except for construction related to essential activities described in the order, to further a public purpose, to “prevent spoliation and avoid damage or unsafe conditions”, or emergency repairs.

Most recently, on April 2, 2020, the Governor issued Proclamation No. 20-25.1, extending the Stay Home – Stay Healthy Order until 11:59PM May 4, 2020. The Order extended all the provisions of “Proclamation No. 20-25 and all amendments thereto”.

### **II. Ridgefield Interpretation and Action**

First and foremost, Proclamation No. 20-25.1 extended the City’s restrictions on building and development activities through May 4, 2020. These City restrictions will continue until the restrictions in the Governor’s Order have been lifted. Amended restrictions are defined within this Order and **take effect immediately**.

As referenced in the March 26, 2020 City Order implementing State Proclamation No. 20-25, “if the Governor’s Order is extended, our staff will work with you to re-evaluate additional measures necessary to prevent spoliation and avoid damage or unsafe conditions that may occur given the extended order’s time frame.” To that end, and while continuing to recognize the urgent nature of the Stay at Home Order, the City of Ridgefield is updating restrictions on construction as follows:

- 1) For **single-family and multi-family residential development and building projects**, all work including sites, permit submittals/drop-offs/pickups, and inspections **MUST STOP**, **EXCEPT** work which qualifies under section 2 of this Order or work necessary to prevent spolioation and avoid damage of partially erected structures. For the purposes of this Order:
  - a. "Partially erected structures" are defined as those where post and beam has already been installed. Call in for associated post and beam and underfloor plumbing inspections if those have not already occurred.
  - b. "To prevent spolioation and avoid damage" is limited to:
    - i. Framing;
    - ii. Windows;
    - iii. House wrap;
    - iv. Temporary construction doors;
    - v. Roofing (including shingles);
    - vi. Plumbing necessary to extend vents through roofing so roofers can flash the vent pipes;
    - vii. Siding; and
    - viii. Securing garage entries with plywood sheeting.
  - c. NO additional work is authorized beyond the list above.
  - d. All authorized work must be completed in a timely fashion in order to fulfill the word and intent of the Governor's Stay at Home Order.
  - e. It is the responsibility of the builder to secure the site against theft while working within the requirements and restrictions of this Order.
  - f. ALL BUILDERS ARE REQUIRED to provide Ridgefield Building Official John Wilson a list of addresses of homes being worked on under the terms of this Order, including the allowed work to be completed for each home, and expedited timelines for when the work will be completed.
  - g. All work which is not specifically authorized within this Order **SHALL STOP IMMEDIATELY** until the Governor's Stay At Home Order – Proclamation 20-25.1 – is lifted.
- 2) For **single-family residential building projects that are BOTH PRE-SOLD AND PARTIALLY ERECTED STRUCTURES**, site work, permit submittals/drop-offs/pickups, and inspections **MAY** continue **ONLY IF ALL OF THE FOLLOWING CONDITIONS ARE MET BEFORE WORK PROCEEDS**:
  - a. Only those homes which are certified by the Ridgefield Building Official as "partially erected structures" as of April 3, 2020, as defined in section 1(a) of this Order, are eligible for work under this section of the Order.
  - b. A Purchase and Sale Agreement must be provided to the Ridgefield Building Official and City Manager showing that the subject home was pre-sold prior to March 26, 2020.
  - c. Evidence must be provided to the Ridgefield Building Official and City Manager proving that at least one of the named purchasers is "an essential employee performing work for an essential business as identified in the "Essential Critical Infrastructure Workers" list (WA Resolution 20-25 section 1(b))." Evidence may include a letter from named purchaser's employer, customers, or other method sufficient for City to confirm purchaser meets the Governor's requirements above.
  - d. The City retains the right to evaluate the evidence submitted and determine whether a home satisfies the provisions of this section of the City's Order. No work covered under this section of the Order shall commence until written approval is sent by the City Manager to applicable builder.
  - e. Authorized work on residences which are covered under this section must establish and implement social distancing and sanitation measures established by the United States Department of Labor's Guidance on Preparing Workplaces for COVID-19 at <https://www.osha.gov/Publications/OSHA3990.pdf> and the Washington State Department of Health Workplace and Employer Resources & Recommendations at <https://www.doh.wa.gov/Coronavirus/workplace>.

- 3) For **residential remodel construction on premises which have already been granted an occupancy permit**, all work including sites, permit submittals/drop-offs/pickups, and inspections **MUST STOP**, EXCEPT project or site work necessary for “emergency repairs and projects that ensure structural integrity”.
- 4) For **commercial/industrial development and building projects**, only those projects which directly involve any of the thirteen essential facilities, services, or projects listed in the governor’s order **MAY CONTINUE** with site work, permit submittals/drop-offs/pickups, and inspections.
  - a. ALL OTHER commercial/industrial development and building project sites, submittals, and inspections **MUST STOP**, EXCEPT project or site work necessary to prevent spoliation and avoid damage, which includes activities necessary to temporarily close down and secure a site for protection of the structure and the public safety.

Again, thank you all for your input and your help in complying with these necessary measures and restrictions. Stay safe and healthy, and let us know if you have additional questions.

Thank you,

A handwritten signature in black ink, appearing to read "Steve Stuart", with a long horizontal flourish extending to the right.

Steve Stuart  
City Manager