

ORDINANCE NO. 07-0289

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING PORTIONS OF EDGEWOOD MUNICIPAL CODE (EMC) CHAPTER 15.05 – BUILDING CONSTRUCTION CODES, ADOPTING THE 2006 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, AND INTERNATIONAL FIRE CODE, AS AMENDED HEREIN.

WHEREAS, the Washington State Legislature adopted the International Building Code, the International Residential Code, the International Mechanical Code, the Uniform Plumbing Code, and the International Fire Code, and directed that the State Building Code Council adopt these codes as a part of the state building code; and

WHEREAS, the State Building Code Council adopted the 2006 editions of such codes, effective as of July 1, 2007, in all Washington cities; and

WHEREAS, the City Council has determined that adoption of the 2006 code editions with certain local amendments is in the public interest.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendments Adopted. The City Council hereby adopts amendments to Chapter 15.05 of the Edgewood Municipal Code (EMC) as indicated in Exhibit A. A copy of the fire and building and construction codes are on file in the Building Official's office.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five days after the date of publication.

**Presented to Council for First Reading on June 12, 2007
Presented to Council for Second Reading on June 26, 2007.**

ADOPTED BY THE CITY COUNCIL ON THE ___ DAY OF _____, 2007.

Jeffery Hogan, Mayor

ATTEST/AUTHENTICATED:

Interim City Clerk, Deanne Meinberg

APPROVED AS TO FORM:

City Attorney

Date of Publication: July 5, 2007

Effective Date: July 10, 2007

LEGAL NOTICE

Date: _____

NOTICE OF ORDINANCE PASSED BY EDGEWOOD CITY COUNCIL

The following is a summary of an Ordinance passed by the City of Edgewood City Council on the _____ day of _____, 2007, and shall take effect and be in full force five(5) days from publication in the City's official newspaper.

ORDINANCE NO. 07-0289

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING PORTIONS OF EDGEWOOD MUNICIPAL CODE (EMC) CHAPTER 15.05 – BUILDING CONSTRUCTION CODES, ADOPTING THE 2006 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, AND INTERNATIONAL FIRE CODE, AS AMENDED HEREIN.

The full text of the Ordinance is available at the City Clerk's office, Edgewood City Hall, 2221 Meridian Avenue East, Edgewood, WA 98371 (253) 952-3299.

Deanne Meinberg, Acting City Clerk

Published in the Pierce County Herald on _____.

1 **Title 15**
2 **BUILDINGS AND CONSTRUCTION**

3 **Chapters:**

4 **15.05 Building Construction Codes**

5 **Sections:**

- 6 **15.05.010 Purpose.**
7 **15.05.020 Definitions.**
8 **15.05.025 Fees.**
9 **15.05.030 Copies of codes on file.**
10 **15.05.040 National Electrical Code.**
11 **15.05.050 Building code.**
12 **15.05.060 Residential building code – Adopted – Amendments.**
13 **15.05.080 Plumbing code.**
14 **15.05.090 Mechanical code.**
15 **15.05.100 International Property Maintenance Code.**
16 **15.05.110 International Fire Code.**

17 **15.05.010 Purpose.**

18 The purpose of this chapter is to provide for and promote the health, safety, and welfare
19 of the general public, and not to create or to otherwise establish or designate any
20 particular class or group of persons who will or should be especially protected or
21 benefited by the terms of this chapter.

22 **15.05.020 Definitions.**

23 Whenever reference is made to local authority, codes, jurisdiction, and similar concepts,
24 within the codes adopted by reference in this chapter, interpretations rendered by such
25 reference shall apply to the city jurisdiction and authority. Whenever the following words
26 appear in the codes adopted by reference in this chapter, they are to be interpreted as follows:

- 27 A. “Administrative authority” as “building official”;
28 B. “Building official” and “code official” as “city manager or designee”;
29 C. “Chief,” “fire chief,” or “fire marshal” for the purpose of Section 104.11 of the
30 International Fire Code means the fire chief of Pierce County Fire Protection District
31 No. 8, and for all other purposes in the codes, the “fire code official”;
32 D. “Corporation counsel” or “corporate counsel” as “city attorney or designee”;
33 E. “City treasurer” as “city manager or designee”;
34 F. “Local zoning code” as the “city of Edgewood zoning code”; and
35 G. “Municipality,” “city” and “jurisdiction” as the “city of Edgewood.”

36 **15.05.025 Fees.**

37 Fees not specifically identified within this chapter are assessed in accordance with the
38 city’s currently adopted fee schedule, as may be amended from time to time.

39 **15.05.030 Copies of codes on file.**

40 The city shall at all times keep on file with the city clerk, for reference by the general
41 public, not less than one copy of the following codes and resolutions, or parts thereof, as
42 herein adopted by reference, together with the amendments and supplements thereto
43 herein made a part of this chapter. The copy of codes on file may be placed by the city
44 clerk in the custody of the office of the building official in order to make them more
45 readily available for inspection and use by the general public:

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- 46 A. The International Building Code, published by the International Code Council, 2006
- 47 Edition;
- 48 B. The International Residential Code, published by the International Code Council,
- 49 2006 Edition;
- 50 C. The International Mechanical Code and Standards, published by the International
- 51 Code Council, 2006 Edition;
- 52 D. The International Property Maintenance Code, published by the International Code
- 53 Council, 2006 Edition;
- 54 E. The International Fire Code and Standards, published by the International Code
- 55 Council, 2006 Edition;
- 56 F. The Uniform Plumbing Code and Standards, published by the International
- 57 Association of Plumbing and Mechanical Officials, 2006 Edition;
- 58 G. The National Fuel Gas Code, NFPA 54, published by the American Gas Association
- 59 and the National Fire Protection Association, 2006 Edition;
- 60 H. The Liquefied Petroleum Gas Code, NFPA 58, published by the National Fire
- 61 Protection Association, 2004 Edition;
- 62 I. The International Fuel Gas Code, published by the International Code Council, 2006
- 63 Edition; and
- 64 J. All amendments, supplements, modifications, exclusions, exemptions, and additions
- 65 to the codes identified in subsections (A) through (I) of this section adopted by the
- 66 Washington State Building Code Council, and published in WAC Title 51, including,
- 67 but not limited to Chapters 51-11, 51-13, 51-50, 51-51, 51-52, 51-54, 51-56 and 51-
- 68 57 WAC.

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69 **15.05.040 National Electrical Code.**

70 The city will require compliance with the requirements of the National Electrical Code,
71 2005 Edition (NEC), in conformance with regulations enforced by the Washington State
72 Department of Labor and Industries.

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73 **15.05.050 Building code.**

74 The International Building Code and Standards published by the International Code
75 Council, 2006 Edition, and Appendix C (Group U – Agricultural Buildings), Appendix I
76 (Patio Covers), and Appendix J (Grading), together with amendments and/or additions
77 thereto, are hereby adopted by reference. The 2006 Edition of the International Building
78 Code is amended to include the following new and amended provisions. In the event of any
79 conflict between any provision of the IBC and this section, the provisions of this section
80 shall apply. New sections or subsections shall be deemed deleted from the IBC and the
81 amended provisions inserted in their place in accordance with the direction of this section.

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82 A. International Building Code Defined. The terms "International Building Code" and
83 "IBC" shall refer to the adoption by reference in this chapter.

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84 **B. IBC Section 101.4.1 Amended. Section 101.4.1 of the IBC is hereby amended to read**
85 **as follows:**

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86 **101.4.1 Electrical. The provisions of the National Electrical Code, NFPA 70, 2005**
87 **edition shall apply to the installation of electrical systems, including alterations, repairs,**
88 **replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.**

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89 **C. IBC Section 101.4.4 Plumbing. Section 101.4.4 of the IBC is hereby deleted in its**
90 **entirety.**

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91 **D.** IBC Section 101.4.7 Energy. Section 101.4.7 of the IBC is hereby deleted in its entirety.

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92 **E.** IBC Section 102.6 Amended. Section 102.6 of the IBC is hereby amended by adding
93 subsection 102.6.1 to read as follows:

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94 102.6.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall
95 conform to that required for a new structure without requiring the existing structure to
96 comply with all of the requirements of this Code. A 50% or greater change to an existing
97 floor area shall meet the provisions of this Code and shall apply to existing and proposed
98 additional square footage in their entirety.

99 **F.** IBC Section 112.1 Amended. Section 112.1 of the IBC is hereby amended to read as follows:

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100 112.1 General. The hearing examiner shall hear and decide appeals of orders, decisions or
101 determinations made by the building official relative to the application and interpretation
102 of the IBC, as amended, in accordance with chapter 2.40 EMC. The appellant shall pay
103 the fee required pursuant to the City's currently adopted fee schedule, as may be
104 amended from time to time. **References made to board of appeals, 112.2 and 112.3**
105 **shall mean hearing examiner.**

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106 **G.** IBC Section 105.3 Amended. Section 105.3 of the IBC is hereby amended by adding
107 subparagraph 105.3(8), to read as follows:

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108 8. Supply as much information as required to provide an accurate environmental
109 disclosure pursuant to adopted land use, zoning and environmental regulations.

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110 **H.** IBC Section 105.3.2 Amended. Section 105.3.2 of the IBC is hereby amended to read as
111 follows:

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112 105.3.2 Time limitation of application. An application for a permit for any proposed work shall
113 be deemed to have been abandoned 180 days after the date of filing, unless such
114 application has been pursued in good faith or a permit has been issued; except that the
115 Building Official is authorized to grant one extension of time for an additional period of
116 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

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117 **I.** IBC Section 105.5 Amended. Section 105.5 of the IBC is hereby amended to read as follows:

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118 105.5 Expiration. Every permit issued shall become invalid unless the work on the site
119 authorized by such permit is commenced within 180 days of issuance, or if the work
120 authorized on the site by such permit is suspended or abandoned for a period of 180 days
121 after the time the work commenced. The building official is authorized to grant, in
122 writing, one extension of time for a period not more than 180 days. The extension shall
123 be requested in writing and justifiable cause demonstrated.

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124 **J.** IBC Section 106.1 Amended. Section 106.1 of the IBC is hereby amended to read as follows:

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125 106.1 Submittal Documents. Plans, specifications, engineering calculations, diagrams, soil
126 investigation reports, environmental data pertaining to any Critical Area designation as
127 required per EMC Title 14, special inspection and structural observation programs and
128 other data shall constitute the submittal documents and shall be submitted in one or more
129 sets with each application for a permit. When such plans are not prepared by a licensed
130 architect, engineer, or geologist, the Building Official may require that the applicant
131 submitting such plans or other data to demonstrate that state law does not require that the
132 plans be prepared by a licensed architect, engineer or geologist. The Building Official
133 may require plans, computations and specifications to be prepared and designed by an
134 engineer, geologist, or architect licensed by the state to practice as such even if not
135 required by state law.

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136 Each sheet of plans must bear the seal and signature of the architect, engineer, or
137 geologist who prepared the plans and specifications. Such architect, engineer, or
138 geologist must be qualified in the proposed work and authorized for such practice in the
139 state of Washington. Further, plans, computations, and specifications for all structural
140 design work must bear the seal and signature of and be prepared and designed by (or
141 under the direct supervision of) an architect, structural engineer or geologist authorized to
142 practice as such in the state of Washington. However, the Building Official may accept
143 the design of the engineer for assembly line products or designed specialty structural

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144 products.
145 **K.** IBC Section 108.2 Amended. Section 108.2 of the IBC is hereby amended by adding
146 subsection 108.2.1 to read as follows:

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147 108.2.1 Permit Fees. The fee for each permit shall be as set forth in Table 1-A, of the Uniform Building
148 Code, 1997 Edition, published by the International Conference of Building Officials.

149 **L.** IBC Section 108.2 Amended. Section 108.2 of the IBC is hereby amended by adding
150 subsection 108.2.2 to read as follows:

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151 108.2.2 Plan Review Fees. When submittal documents are required by Section 106.1, a plan
152 review fee shall be paid at the time of submitting the submittal documents for plan
153 review. Said plan review fee shall be 70% of the building permit fee as set forth in Table
154 1-A of the Uniform Building Code, 1997 Edition, published by the International
155 Conference of Building Officials.

156 The plan review fees specified in this section are separate fees from the permit fees
157 specified in Section 108.2.1 and are in addition to the permit fees.

158 **M.** IBC Section 108.3 Amended. Section 108.3 of the IBC is hereby amended to read as follows:

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159 108.3 Building permit valuations. The determination of the value or valuation under any of the
160 provisions of Chapter 15.05 EMC will be made on the basis of the Building Valuation
161 Data published quarterly in the International Code Council (ICC) Building Safety
162 Journal. The valuation to be used in computing the plan review and permit fees will be
163 the fair market value of all construction work for which the permit is issued, as well as all
164 finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators,
165 fire extinguisher systems or any other permanent work or permanent equipment.

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166 The "gross area" used in conjunction with the ICC building valuation means the total
167 areas of all floors – measured from the exterior face, outside dimensions, or exterior
168 column line of a building – including basements, cellars, and balconies but not including
169 unexcavated areas. Where walls and columns are omitted in the construction of a
170 building, such as an open shed or marquee, the exterior wall of the open side or sides will
171 be the edge of the roof.

172 108.3.1 Energy/Indoor Air Quality Code (Chapters 51-11, 51-13 WAC) Fees. In addition to the
173 fees established here, a fee will be levied and collected by the City to defray costs of plan
174 review and inspection related to those state codes. This fee is payable whenever a plan
175 review fee is required by the Chapter 15.05 EMC for proposed construction of new
176 buildings and additions other than those structures or areas which are neither heated,
177 cooled, nor supplied with artificially illuminated floor space. This fee is \$20.00 for each
178 permit and is due at issuance. Fees collected under this section shall go into a dedicated
179 account and be administered at the discretion of the Building Official.

180 108.3.2 State Building Council Surcharge. The state Building Code fee is collected for the state
181 on all building permits at the rate of \$4.50 each. The fee for new multifamily building
182 permits is \$4.50 for the first unit and \$2.00 for each additional unit.

183 **N.** IBC Section 108.4 Amended. Section 108.4 of the IBC is hereby amended to read as follows:

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184 108.4 Work commencing before permit issuance. Any person who erects, constructs, alters or
185 repairs a building or structure, or where a permit is otherwise required by this Code,
186 before obtaining the necessary permits, shall be subject to a \$500 Administrative
187 Compliance Fee or an investigation fee equal to the permit fee as required by this Code,
188 whichever is greater. The \$500 Administrative Compliance Fee or the investigation fee
189 shall be in addition to the required permit fees.

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190 **O.** IBC Section 109 Amended. Section 109 of the IBC is hereby amended by adding
191 subsection 109.3.1.2 to read as follows:

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192 109.3.1.2 Temporary Erosion Control, Critical Area or Buffer Identification Inspection. Temporary
193 erosion control, critical area and buffer identification inspection shall be made after all

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194 required temporary erosion control is in place, and any critical areas and or associated buffers
195 located on site have been identified by markers, flagging or other approved method. This
196 inspection shall be approved prior to any site work or other construction activities.

197 **P.** IBC Section 109.6 Amended. Section 109.6 of the IBC is hereby amended to read as follows:

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198 109.6 Approval Required. Work shall not be done beyond the point indicated in each successive
199 inspection without first obtaining the approval of the Building Official. The Building
200 Official, upon notification, shall make the requested inspections and shall either indicate
201 that portion of the construction is satisfactory as completed, or shall notify the permit
202 holder or an agent of the permit holder wherein the same fails to comply with this Code.
203 Any portions that do not comply shall be corrected and such portion shall not be covered
204 or concealed until authorized by the Building Official.

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205 There shall be a final inspection and approval of all buildings and structures when completed
206 and ready for occupancy or use. Buildings that have not received a final approval shall not be
207 occupied without written approval of the Building Official and Fire Chief.

208 **Q.** IBC Section 109.3.1 Amended. Section 109.3.1 of the IBC is hereby amended to read as
209 follows:

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210 109.3.1 Footing and Foundation Inspection. A footing and foundation inspection shall be made
211 after excavations for footings are complete and any required reinforcing steel is in place.
212 For concrete foundations, any required forms shall be in place prior to inspection. All
213 materials for the foundation shall be on the job, except where concrete is ready mixed in
214 accordance with approved nationally recognized standards, the concrete need not be on
215 the job. Where the foundation is to be constructed of approved treated wood, additional
216 inspections may be required by the Building Official.

217 Notwithstanding the authority of the Building Official to administer and enforce the
218 Building Code, the Building Official shall have no duty to verify or establish lot lines or
219 setback lines. No such duty is created by Chapter 15.05 EMC, and none shall be implied.
220 The location of lot lines and/or setback lines at a development and construction related
221 thereto shall be the responsibility of the applicant/owner.

222 **R.** IBC Section 202 Amended. Section 202 of the IBC is hereby amended to include
223 added definition.

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224 Bedroom. A room, other than a bathroom or a kitchen, within a dwelling with at least 80
225 square feet, a window, a door, and a closet. This presumption shall not apply to the
226 first family room in a residence or to both one family room and one den in a
227 residence with more than three bedrooms.

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228 **S.** IBC chapters 9 and 10 are amended to incorporate International Fire Code (IFC)
229 chapters 9 and 10 as set forth in EMC 15.05.110.

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230 **T.** IBC Section 1704.1 Amended. Section 1704.1 of the IBC is hereby amended to read as
231 follows:

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232 1704.1 General. Where application is made for construction as described in this section, the owner or
233 the registered design professional in responsible charge acting as the owners agent shall
234 employ one or more special inspectors to provide inspections during construction on the types
235 of work listed under Section 1704. The special inspector shall be certified by the Washington
236 Association of Building Officials (WABO), or shall be a qualified person who shall
237 demonstrate competency to the satisfaction of the Building Official, for inspection of the
238 particular type of construction or operation requiring special inspection. These inspections are
239 in addition to the inspections specified in Section 109.

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240 **U.** IBC Section 1807.4.2 Amended. Section 1807.4.2 of the IBC is hereby amended to read as
241 follows:

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242 1807.4.2 Foundation Drain. Provisions shall be made for the control and drainage of surface or
243 standing water around buildings in the manner prescribed in the City's currently adopted

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EXHIBIT A
Page 6 of 27

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stormwater regulations, (see also Section 1805.3.4), and in accordance with provisions of the Uniform Plumbing Code chapter 11 Storm Drainage.

Adequate provisions shall be made to ensure that under-floor spaces remain free of running or standing water by the installation of drains. At a minimum, such drains shall be installed around the perimeter of the building at the footings. Additional drains may be required in the under-floor space. The drainpipes shall be of sufficient size to adequately convey water to an approved location, but shall be a minimum size of four inches. Provisions shall be made to prevent the drainage system from becoming blocked with soil. The Building Official may waive the provisions of this section when soils appear to adequately drain the site and no water will stand or run under the building and the project is in compliance with adopted stormwater requirements.

V. IBC Section 1807.4.3 Amended. Section 1807.4.3 of the IBC is hereby amended to read as follows:

1807.4.3 Drainage discharge. The floor base and foundation perimeter drain shall discharge by gravity into an approved drainage system that complies with the requirements of EMC Title 13 Storm Drainage.

W. IBC Section 3107.1 Amended. Section 3107.1 of the IBC is hereby amended to read as follows:

3107.1 General. Signs shall be designed, constructed and maintained in compliance with EMC Section 18.90.160. All structural elements shall comply with this Code in its entirety.

X. IBC Section 3109 Amended. Section 3109 of the IBC is hereby amended by adding new subsections 3109.6 through 3109.6.4 to read as follows:

3109.6 Swimming Pool, Spa, or Hot Tub Waste Water Disposal. Waste water shall be disposed of as set forth in this section and the type of disposal proposed shall be approved by the Building Official prior to commencement of any work. An approved means of disposal of the total contents of the pool (periodic emptying), spa or hot tub without surface runoff shall be established to the satisfaction of the Building Official. Swimming pools, spas, or hot tubs up to 10,000 gallons shall be exempt, except in areas identified adjacent to a critical area or buffer per EMC Title 14. Placement of a swimming pool, spa, or hot tub located adjacent to a critical area or buffer shall be exempted up to 2,000 gallons and shall have a 50 vegetated path provided.

3109.6.1 No direct connection shall be made between any storm drain, sewer, drainage system, sub-soil drainage line, and any line connected to a swimming pool, spa or hot tub.

3109.6.2 When waste water is to be disposed of through a public sewer, a minimum of a three (3) inch (76 mm) P-trap shall be required. The tailpiece from the trap shall extend a minimum of three (3) inches (76 mm) above finished grade and below finished floor grade. Traps need not be vented when located on the exterior of the building. The connection between the filter waste discharge piping and the P-trap shall be made by means of an airgap. Plans and specifications of installation shall be approved by the Building Official before any portion of such system is installed.

3109.6.3 Except as provided in Section 3109.6.4, when a public sewer or storm drain of adequate capacity is available for use, waste water shall be discharged thereto and permission shall be obtained in writing from the proper authority to do so. A copy of such permission stating maximum size of the waste line between the receptor and the sewer, and other specific requirements, shall accompany the applications for a permit.

3109.6.4 When no other means of waste water disposal is available, a drywell shall be installed, or an existing drywell may be utilized. Each such drywell shall be constructed in the manner prescribed in the manner prescribed in the City's currently adopted stormwater regulations. No waste water from any swimming pool, spa or hot tub shall discharge into a private sewage disposal system.

Y. IBC Section J104 Amended. Section J104 Permit Application and Submittals is amended by adding new subsections 104.5 and 104.6 to read as follows:

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Deleted: No waste water, other than that from a swimming pool, spa, or hot tub, shall discharge into any such drywell, and

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296 J104.5 Grading Permit Fees. A fee for each grading permit shall be paid as set forth in
297 Table A-33-B of the Uniform Building Code, 1997 Edition, published by the
298 International Conference of Building Officials.
299 J104.6 Grading Plan Review Fees. A fee for each grading plan review shall be paid at
300 time of submitting the grading plan for plan review. Said plan review fee shall be as set
301 forth in Table A-33-A of the Uniform Building Code, 1997 Edition, published by the
302 International Conference of Building Officials.

303 **15.05.060 Residential building code – Adopted – Amendments.**

304 The International Residential Building Code and Standards, issued by the International
305 Code Council, 2006 Edition, together with amendments and/or additions thereto, is
306 adopted by reference. Chapter 11 and Chapter 25 through Chapter 42 are specifically not
307 adopted. Appendix G (Swimming Pools, Spas and Hot Tubs) and Appendix H (Patio
308 Covers) are hereby adopted in their entirety. The 2006 Edition of the Residential Building
309 Code is amended to include the following new and amended provisions. In the event of
310 any conflict between any provision of the IRC and this section, the provisions of this
311 section shall apply. New sections or subsections shall be deemed deleted from the IRC
312 and the amended provisions inserted in their place in accordance with the direction of this
313 section.

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314 A. International Residential Code Defined. The terms “International Residential Code” and
315 “IRC” shall refer to the adoption by reference in this chapter.

316 B. IRC Section R102.7.1 Amended. Section R102.7.1 of the IRC is hereby amended to read
317 as follows:
318 R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any
319 structure shall conform to that required for a new structure without requiring the existing
320 structure to comply with all of the requirements of this Code. A 50% or greater change to
321 an existing floor area shall meet the provisions of this Code and shall apply to existing
322 and proposed additional square footage in their entirety. Additions, alterations or repairs
323 shall not cause an existing structure to become unsafe or adversely affect the performance
324 of the building.

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Deleted: IRC Section R105.2(1) Amended. Section R105.2(1) of the IRC is hereby amended to read as follows:

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Deleted: R105.2(1) One-story detached accessory structures, provided the floor area does not exceed 120 square feet.

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326 **C.** IRC Section R105.3 Amended. Section R105.3 of the IRC is hereby amended by adding
327 subparagraph R105.3(8), to read as follows:

328 8. Supply as much information as required to provide an accurate environmental
329 disclosure pursuant to adopted land use, zoning and environmental regulations.

330 **D.** IRC Section R105.3.2 Amended. Section R105.3.2 of IRC is hereby amended to read as
331 follows:

332 R105.3.2 Time limitation of application. An application for a permit for any proposed work
333 shall be deemed to have been abandoned 180 days after the date of filing, unless such
334 application has been pursued in good faith or a permit has been issued; except that the
335 Building Official is authorized to grant one extension of time for an additional period of 180
336 days. The extension shall be requested in writing and justifiable cause demonstrated.

337 **E.** IRC Section R105.5 Amended. Section R105.5 of the IRC is hereby amended to read as
338 follows:

339 R105.5 Expiration. Every permit issued shall become invalid unless the work on the site
340 authorized by such permit is commenced within 180 days of issuance, or if the work
341 authorized on the site by such permit is suspended or abandoned for a period of 180 days
342 after the time the work commenced. The Building Official is authorized to grant, in
343 writing, one extension of time for a period not more than 180 days. The extension shall
344

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345 be in writing and justifiable cause demonstrated.
346 **E.** IRC Section R106.1 Amended. Section R106.1 of the IRC is hereby amended to read as
347 follows:

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348 R106.1 Submittal Documents. Plans, specifications, engineering calculations, diagrams,
349 soil investigation reports, environmental data pertaining to any Critical Area designation
350 as required per EMC Title 14, special inspection and structural observation programs and
351 other data shall constitute the submittal documents and shall be submitted in one or more
352 sets with each application for a permit. When such plans are not prepared by a licensed
353 architect, geologist, or engineer, the Building Official may require that the applicant
354 submitting such plans or other data to demonstrate that state law does not require that the
355 plans be prepared by a licensed architect, geologist, or engineer. The Building Official
356 may require plans, computations and specifications to be prepared and designed by an
357 engineer, geologist, or architect licensed by the state to practice as such even if not
358 required by state law.

359 Each sheet of plans must bear the seal and signature of the architect, geologist, or engineer
360 who prepared the plans and specifications. Such architect, geologist or engineer must be
361 qualified in the proposed work and authorized for such practice in the state of Washington.
362 Further, plans, computations, and specifications for all structural design work must bear the
363 seal and signature of and be prepared and designed by (or under the direct supervision of
364 an architect, geologist, or structural engineer authorized to practice as such in the state of
365 Washington. However, the Building Official may accept the design of a professional
366 engineer for assembly line products or designed specialty structural products.

367 **G.** IRC Section R108.2 Amended. Section R108.2 of the IRC is hereby amended by adding
368 subsection R108.2.1 to read as follows:

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369 R108.2.1 Permit Fees. The fee for each permit shall be as set forth in Table 1-A, as
370 printed in the Uniform Building Code, 1997 Edition, published by the International
371 Conference of Building Officials.

372 **H.** IRC Section R108.2 Amended. Section R108.2 of the IRC is hereby amended by adding
373 subsection R108.2.2 to read as follows:

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374 R108.2.2 Plan Review Fees. A plan review fee shall be paid at the time plan documents
375 are submitted for review as required by Section 106.1. Said plan review fee shall be 65
376 percent of the building permit fee as shown in Table 1-A of the Uniform Building Code,
377 1997 Edition, published by the International Conference of Building Officials.

378 The plan review fees specified in this section are separate from and in addition to the
379 permit fees specified in Section R108.2.1.

380 **I.** IRC Section R108.3 Amended. Section R108.3 of the IRC is hereby amended to read as
381 follows:

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382 R108.3 Building permit valuations. The determination of the value or valuation under any of
383 the provisions of Chapter 15.05 EMC will be made on the basis of the Building Valuation
384 Data published quarterly in the International Code Council (ICC) Building Safety Journal.
385 The valuation to be used in computing the plan review and permit fees will be the fair market
386 value of all construction work for which the permit is issued, as well as all finish work,
387 painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguisher
388 systems or any other permanent work or permanent equipment.

389 The "gross area" used in conjunction with the ICC building valuation means the total areas of
390 all floors – measured from the exterior face, outside dimensions, or exterior column line of a
391 building – including basements, cellars, and balconies, but not including unexcavated areas.
392 Where walls and columns are omitted in the construction of a building, such as an open shed
393 or marquee, the exterior wall of the open side or sides will be the edge of the roof.

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394 R108.3.1 Energy/Indoor Air Quality Code (Chapters 51-11, 51-13 WAC) Fees. In

EXHIBIT A
Page 9 of 27

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395 addition to the fees established here, a fee will be levied and collected by the City to
396 defray costs of plan review and inspection related to those state codes. This fee is payable
397 whenever a plan review fee is required by the Edgewood Building Code for proposed
398 construction of new buildings and additions other than those structures or areas which are
399 neither heated, cooled, nor supplied with artificially illuminated floor space. This fee is
400 \$20.00 for each permit and is due at issuance. Fees collected under this section shall go
401 into a dedicated account and be administered at the discretion of the Building Official.

402 R108.3.2 State Building Council Surcharge. The state Building Code fee is collected for
403 the state on all building permits at the rate of \$4.50 each. The fee for new multifamily
404 building permits is \$4.50 for the first unit and \$2.00 for each additional unit.

405 **J.** IRC Section R109.1.1.2 Added. A new subsection R109.1.1.2, Temporary Erosion
406 Control, Critical Area and Buffer Identification Inspection, is hereby added to the IRC to
407 read as follows:

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408 R109.1.1.2 Temporary Erosion Control, Critical Area and Buffer Identification
409 Inspection. Temporary erosion control, critical area and buffer identification inspection
410 shall be made after all required temporary erosion control is in place, and any critical
411 areas and/or associated buffers located on site have been identified by markers, flagging
412 or other approved method. This inspection shall be approved prior to any site work or
413 other construction activities.

414 **K.** IRC Section R109.4 Amended. Section R109.4 of the IRC is hereby amended to read as
415 follows:

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416 R109.4 Approval Required. Work shall not be done beyond the point indicated in each
417 successive inspection without first obtaining the approval of the Building Official. The
418 Building Official, upon notification, shall make the requested inspections and shall either
419 indicate that portion of the construction is satisfactory as completed, or shall notify the permit
420 holder or an agent of the permit holder wherein the same fails to comply with this Code. Any
421 portions that do not comply shall be corrected and such portion shall not be covered or
422 concealed until authorized by the Building Official.

423 There shall be a final inspection and approval of all buildings and structures when completed
424 and ready for occupancy or use. Buildings that have not received a final approval shall not be
425 occupied without written approval of the Building Official and Fire Chief.

426 **L.** IRC Section R109.1.1 Amended. Section R109.1.1 of the IRC is hereby amended to read
427 as follows:

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428 R109.1.1 Foundation inspection. A foundation inspection shall be made after excavations
429 for footings are complete and any required reinforcing steel is in place. For concrete
430 foundations, any required forms shall be in place prior to inspection. All materials for the
431 foundation shall be on the job, except where concrete is ready mixed in accordance with
432 approved nationally recognized standards, the concrete need not be on the job. Where the
433 foundation is to be constructed of approved treated wood, additional inspections may be
434 required by the Building Official.

435 Notwithstanding the authority of the Building Official to administer and enforce the
436 Building Code, the Building Official shall have no duty to verify or establish lot lines or
437 setback lines. No such duty is created by Chapter 15.05 EMC, and none shall be implied.
438 The location of lot lines and/or setback lines at a development and construction related
439 thereto shall be the responsibility of the applicant/owner.

440 **M.** IRC Section R110.4 Deleted. IRC Section R110.4, Temporary Occupancy, is specifically
441 not adopted as part of the IRC.

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442 **N.** IRC Section R112.1 Amended. Section R112.1 of the IRC is hereby amended to read as
443 follows:

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444 R112.1 General. The hearing examiner shall hear and decide appeals of orders, decisions

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445 or determinations made by the building official relative to the application and
446 interpretation of the IRC as amended in accordance with chapter 2.40 EMC. The
447 appellant shall pay the fee required pursuant to the City's currently adopted fee schedule,
448 as may be amended from time to time. References made to the board of appeals or
449 decision of the board, R112.2 through R112.4 shall mean hearing examiner or
450 decision of the hearing examiner.

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451 **O.** IRC Section R113.4 Amended. Section R113.4 of the IRC is hereby amended to read as
452 follows:

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453 R113.4 Violation Penalties. Any person who erects, constructs, alters or repairs a
454 building or structure before obtaining the necessary permits, or fails to obtain a permit
455 when otherwise required by this Code, shall be subject to a \$500 Administrative
456 Compliance Fee or an investigation fee equal to the permit fee as required by this Code,
457 whichever may be greater. The \$500 Administrative Compliance Fee or the investigation
458 fee shall be in addition to the required permit fees.

459 **P.** IRC Section R202 Amended. Section R202 of the IRC is hereby amended to include
460 the added definition.
461 Bedroom. A room, other than a bathroom or a kitchen, within a dwelling with at
462 least 80
463 square feet, a window, a door, and a closet. This presumption shall not apply to the
464 first family room in a residence or to both one family room and one den in a
465 residence with more than three bedrooms.

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466 **Q.** IRC Section R405.1 Amended. Section R405.1 of the IRC is hereby amended to read as
467 follows:

468 R405.1 Foundation Drainage. Provisions shall be made for the control and drainage of
469 surface or standing water around buildings in accordance with the requirements of EMC
470 Title 13 Storm Drainage, and in accordance with the provisions of Uniform Plumbing
471 Code Chapter 11 Storm Drainage.

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472 Adequate provisions shall be made to ensure that under-floor spaces remain free of
473 running or standing water by the installation of drains. At a minimum, such drains shall
474 be installed around the perimeter of the building at the footings. Additional drains may be
475 required in the under-floor space. The drainpipes shall be of sufficient size to adequately
476 convey water to an approved location, but shall be a minimum size of four (4) inches.
477 Provisions shall be made to prevent the drainage system from becoming blocked with
478 soil. The Building Official may waive the provisions of this section when soils appear to
479 adequately drain the site and no water will stand or run under the building and the project
480 is in compliance with adopted storm water requirements.

481 **R.** IRC Appendix G Amended. Appendix G of the IRC is hereby amended by adding
482 subsections AG109 through AG109.4 to read as follows:

483 AG109 Swimming Pool, Spa, or Hot Tub Waste Water Disposal. Waste water shall be
484 disposed of as set forth in this section and the type of disposal proposed shall be approved
485 by the Building Official prior to commencement of any work. An approved means of
486 disposal of the total contents of the pool (periodic emptying) spa or hot tub without
487 surface run-off shall be established to the satisfaction of the Building Official. Swimming
488 pools, spas, or hot tubs up to 10,000 gallons shall be exempt, except in areas identified
489 adjacent to a critical area or buffer per EMC Title 14. Placement of a swimming pool,
490 spa, or hot tub located adjacent to a critical area or buffer shall be exempted up to 2,000
491 gallons and shall have a 50 foot vegetated path provided.

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492 AG109.1 No direct connection shall be made between any storm drain, sewer, drainage
493 system, sub-soil drainage line, and any line connected to a swimming pool, spa or hot tub.

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494 AG109.2 When waste water is to be disposed of through a public sewer, a minimum of a

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495 three (3) inch (76 mm) P-trap shall be required. The tailpiece from the trap shall extend a
496 minimum of three (3) inches (76 mm) above finished grade and below finished floor
497 grade. Traps need not be vented when located on the exterior of the building. The
498 connection between the filter waste discharge piping and the P-trap shall be made by
499 means of an airgap. Plans and specifications of installation shall first be approved by the
500 Building Official before any portion of such system is installed.

501 AG109.3 Except as provided in Section AG109.4, when a public sewer or storm drain of
502 adequate capacity is available for use, waste water shall be discharged thereinto and
503 permission shall be obtained in writing from the proper authority to do so. A copy of such
504 permission stating maximum size of the waste line between the receptor and the sewer,
505 and other specific requirements, shall accompany the applications for a permit.

506 AG109.4 When no other means of waste water disposal is available, a drywell shall be
507 installed, or an existing drywell may be utilized. Each such drywell shall be constructed in
508 the manner prescribed in the currently adopted storm water regulations. No waste water
509 from any swimming pool, spa or hot tub shall discharge into a private sewage disposal
510 system.

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- Deleted: No waste water, other than that from a swimming pool, spa or hot tub, shall discharge into any such drywell, and
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- Deleted: fuel gas piping or vents for water heaters.

511 **15.05.080 Plumbing code.**

512 A. Plumbing Code Adopted. The following chapters of the Uniform Plumbing Code and
513 Standards, published by the International Association of Plumbing and Mechanical
514 Officials, 2006 Edition, together with amendments and/or additions thereto, are adopted
515 by reference, as amended herein; provided, that nothing in this section shall apply to
516 venting and combustion air of fuel fired appliances as found in Chapter 5, and those
517 portions of the Code addressing building sewers are not adopted. In the event of any
518 conflict between any provision of the UPC and this section, the provisions of this section
519 shall apply. New sections or subsections shall be deemed deleted from the UPC and the
520 amended provisions inserted in their place in accordance with the direction of this
521 section.

Chapter 1	Administration
Chapter 2	Definitions
Chapter 3	General Regulations
Chapter 4	Plumbing Fixtures and Fixture Fittings
Chapter 5	Water Heaters
Chapter 6	Water Supply and Distribution
Chapter 7	Sanitary Drainage
Chapter 8	Indirect Wastes
Chapter 9	Vents
Chapter 10	Traps and Interceptors
<u>Chapter 11</u>	<u>Storm Drainage</u>
Chapter 13	Medical Gas Systems
Chapter 14	Mandatory Referenced Standards

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523 B. Uniform Plumbing Code Defined. The terms "Uniform Plumbing Code" and "UPC" shall
524 refer to the adoption by reference in this chapter.

525 C. UPC Section 101.4.1 Deleted. Section 101.4.1, of the UPC is hereby deleted in its
526 entirety.

527 D. UPC Section 102.3.2 Amended. Section 102.3.2 of the UPC is hereby amended to read as
528 follows:

529 102.3.2 Penalties. Any person, firm, or corporation violating any provision of this Code shall be

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- 530 deemed guilty of a Civil Infraction as specified in EMC Title 18.
531 E. UPC Section 102 Amended. Section 102 of the UPC is hereby amended by adding
532 subparagraph 102.4 to read as follows:
533 102.4 Appeals. The hearing examiner shall hear and decide appeals of orders, decisions or
534 determinations made by the building official relative to the application and interpretation
535 of UPC as amended in accordance with chapter 2.40 EMC. The appellant shall pay the
536 fee required pursuant to the City's currently adopted fee schedule, as may be amended
537 from time to time. An application for appeal shall be based on a claim that the true intent
538 of UPC as amended or the rules legally adopted thereunder have been incorrectly
539 interpreted, the provisions of the UPC as amended do not fully apply or an equally good
540 or better form of construction is proposed. The hearing examiner shall have no authority
541 to waive requirements of the UPC as amended.
542 F. UPC Section 305.3 Amended. Section 305.3 of the UPC is hereby amended to read as
543 follows:

544 305.3 Sewers Required. In areas not served by sanitary sewers as specified by Section 305 of the
545 UPC, septic tanks and drain fields conforming to the most currently adopted rules and
546 regulations of the Tacoma-Pierce County Health Department shall be installed. Approval
547 of such systems must be obtained from Tacoma-Pierce County Health Department prior
548 to installation. All on site systems must conform to Chapter 11.55 and 13.15 EMC.

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Deleted: All on-site systems must conform to Chapter 13.15 EMC.

549 G. UPC Section 1101.1 Amended. Section 1101.1 of the UPC is hereby amended to
550 read as follows:
551 1101.1 Where Required. All roof drainage and other impervious surface, as defined by 2005
552 Edition, Washington State Department of Ecology Stormwater Management
553 Manual for Western Washington, shall comply with EMC Chapter 13.05.

554 H. UPC Section 1101.5 Amended. Section 1101.5 of the UPC is hereby amended to read
555 as follows:

556 1101.5 Subsoil Drains. Subsoil drains shall be provided around the perimeter of all
557 buildings having basements, cellars, or crawl spaces or floors below grade. Such
558 subsoil drains shall be positioned outside the footing, and placed in a trenched
559 depression along the bottom edge of the footing. Subsoil drains shall be perforated
560 pipe not less than four (4) inches in diameter, and shall be laid in gravel, slag,
561 crushed rock, or other approved porous material with a minimum (4) inches
562 surrounding the pipe on the top and side. Subsoil drains shall be provided with a
563 positive slope to allow for gravity drainage. Mirafi 140N or equal, non woven filter
564 media shall be provided.

565 I. UPC Section 1101.5.2 Amended. Section 1101.5.2 of the UPC is hereby amended to
566 read as follows:

567 1101.5.2 Subsoil drains shall be piped to approved storm water facilities in accordance with
568 EMC Chapter 13.05.

569 J. UPC Section 1101.5.4 Deleted. Section 1101.5.4 of the UPC is specifically not
570 adopted as part of the UPC.

571 K. UPC Section 1101.5.6 Deleted. Section 1101.5.6 of the UPC is specifically not
572 adopted as part of the UPC.

573 **15.05.090 Mechanical code.**

- 574 A. Mechanical Code Adopted. The International Mechanical Code, published by the
575 International Code Council, 2006 Edition, together with amendments and/or additions
576 thereto, is adopted in its entirety by reference; provided, however, that the standards for
577 liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of
578 Liquefied Petroleum Gases and ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

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- 579 B. International Mechanical Code Defined. The terms “International Mechanical Code” and
580 “IMC” shall refer to the adoption by reference in this chapter.
581 C. IMC Section 106.5.2 Amended. Section 106.5.2 of the IMC is hereby amended to read as
582 follows:
583 106.5.2 Fee Schedule. The fees for mechanical work shall be as indicated in Table 1-A of the
584 Uniform Mechanical Code, published by the International Conference of Building
585 Officials, 1997 Edition.
586 D. IMC Section 106.5.3 Amended. Section 106.5.3 of the IMC is hereby amended to read as
587 follows:
588 106.5.3 Fee Refunds. The code official shall authorize the refunding of these fees as follows:
589 1. The full amount of any fee paid hereunder which was erroneously paid or
590 collected.
591 2. Not more than 80% of the permit fee paid when no work has been done under a
592 permit issued in accordance with this code.
593 3. Not more than 80% of the plan review fee paid when an application for a permit
594 for which a plan review fee has been paid is withdrawn or canceled before any
595 plan review effort has been expended.
596 The code official shall not authorize the refunding of any fee paid, except upon written
597 application filed by the original permittee not later than 180 days after the date for the fee
598 payment.
599 E. IMC Section 108.4 Amended. Section 108.4 of the IMC is hereby amended to read as
600 follows:
601 108.4 Violation – Penalties. Persons who shall violate a provision of this Code or shall fail to
602 comply with any of the requirements thereof or who shall erect, install, alter or repair
603 mechanical work in violation of the approved construction documents or directive of the
604 Code Official, or of a permit or certificate issued under the provisions of this Code, shall
605 be guilty of a civil infraction, as specified in EMC Title 18.
606 F. IMC Section 109 Amended. Section 109 of the IMC is hereby amended to read as
607 follows:
608 109.1 Application for Appeal. The hearing examiner shall hear and decide appeals of orders,
609 decisions or determinations made by the building official relative to the application and
610 interpretation of this Code as amended in accordance with chapter 2.40 EMC. The
611 appellant shall pay the fee required pursuant to the City’s currently adopted fee schedule,
612 as may be amended from time to time. An application for appeal shall be based on a
613 claim that the true intent of this Code as amended or the rules legally adopted thereunder
614 have been incorrectly interpreted, the provisions of this Code as amended do not fully
615 apply or an equally good or better form of construction is proposed. The hearing
616 examiner shall have no authority to waive requirements of this Code as amended.
617 References made to the board of appeals or decision of the board, IMC 109.2
618 through 109.6.2 shall mean hearing examiner or decision of the hearing examiner.
619

620 **15.05.100 International Property Maintenance Code.**

- 621 A. International Property Maintenance Code Adopted. The International Property
622 Maintenance Code, issued by the International Code Council, 2006 Edition, together with
623 amendments and/or additions thereto, is adopted by reference. The 2006 Edition of the
624 International Property Maintenance Code is amended to include the following new and
625 amended provisions. In the event of any conflict between any provision of the IPMC and
626 this section, the provisions of this section shall apply. New sections or subsections shall
627 be deemed deleted from the IPMC and the amended provisions inserted in their place in

- 628 accordance with the direction of this section.
- 629 B. International Property Maintenance Code Defined. The terms “International Property
630 Maintenance Code” and “IPMC” shall refer to the adoption by reference in this chapter.
- 631 C. IPMC Section 103.5 Amended. Section 103.5 is hereby amended to read as follows:
632 103.5 Fees. The fees for activities and services performed by the department in carrying out its
633 responsibilities under this code shall be in accordance with EMC 18.30.130.
- 634 D. IPMC Section 106.4 Amended. Section 106.4 is hereby amended to read as follows:
635 106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply
636 therewith, or with any of the requirements thereof shall be guilty of a civil infraction, as
637 specified in EMC Title 18.
- 638 E. IPMC Section 109.6 Amended. Section 109.6 is hereby amended to read as follows:
639 109.6 Hearing. Any person ordered to take emergency measures shall comply with such order
640 forthwith. Any affected person may request an appeal using the procedures specified in
641 Chapter 2.40 EMC. The appellant shall first file an appeal with the required processing
642 fee with the Department of Community Development, whereupon a hearing date will be
643 scheduled. The Hearing Examiner will render his decision within 10 days of the closing
644 of the hearing.
- 645 F. IPMC Section 302.4 Amended. Section 302.4 is hereby amended to read as follows.
646 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant
647 growth as specified in EMC Title 8.
- 648 G. IPMC Section 403 is specifically not adopted.
- 649 H. IPMC Section 604 and Section 605 are specifically not adopted.
- 650 I. IPMC Sections 111.1 through 111.8 Amended. Sections 111.1 through 111.8 are hereby
651 amended to read as follows:
- 652 | 111.1 Application for Appeal. The hearing examiner shall hear and decide appeals of orders,
653 decisions or determinations made by city officials relative to the application and
654 interpretation of the IPMC as amended in accordance with chapter 2.40 EMC. The
655 appellant shall pay the fee required pursuant to the City’s currently adopted fee schedule,
656 as may be amended from time to time.

1 **Title 15: BUILDINGS AND CONSTRUCTION**

2
3 **Chapter 15.05.110**

4
5
6 **INTERNATIONAL FIRE CODE**

7
8 **A. Fire Code Adopted**

9 There is adopted, except as amended in this chapter, that certain code known as the International Fire
10 Code, 2006 Edition, including those standards of the National Fire Protection Association specifically
11 referenced in the International Fire Code: PROVIDED, that, notwithstanding any wording in this code,
12 participants in religious ceremonies shall not be precluded from carrying hand-held candles. Finally,
13 such adoption shall include Appendices B,D,E,F and G.

14
15 **B. International Fire Code defined**

16 The term “International Fire Code” and “IFC” shall refer to the adoption by reference in this chapter.

17
18 **C. Amendments**

19
20 **Section 101.1 Title.**

21 These regulations shall be known as the Fire Code of the City of Edgewood, hereinafter referred to as
22 “this code.”

- 23 1. Wherever the word “jurisdiction” is used in the International Fire Code, it means the City of
24 Edgewood.
- 25 2. Wherever the term “corporate counsel” is used in the International Fire Code, it means the attorney
26 for the city.
- 27 3. “Fire Department” means Pierce County Fire Protection District No. 8.
- 28 4. “Fire Chief”, for the purpose of Section 104.11 means the fire chief of Pierce County Fire Protection
29 District No. 8. For all other purposes in the code, “fire chief” means the fire code official.

30
31 **Section 102.10 Additions, alterations or repairs.**

32 Additions, alterations or repairs to any structure shall conform to that required for a new structure
33 without requiring the existing structure to comply with all the requirements of this code except that a
34 50% or greater change to an existing floor area shall meet the provisions of this code and shall apply to
35 existing and proposed additional square footage in their entirety.

36
37 **Section 103.1 General.**

38 The department of fire prevention, also known as the Fire Marshal Office, is established within the
39 jurisdiction under the direction of the fire code official. The function of the department shall be the
40 implementation, administration and enforcement of the provisions of this code.

41
42 **Section 105.1.1. Permits required.** Permits required by this code shall be obtained from Pierce
43 County Fire Protection District No. 8. Permit fees, if any shall be paid prior to issuance of the permit
44 and shall be consistent with the City of Edgewood adopted fee schedule. Issued permits shall be kept
45 on the premises designated therein at all times and shall be readily available for inspection by the fire
46 code official and the building code official.

1 **Section 105.4.1 Submittals.**

2 Submittals shall be made to Pierce County Fire Protection District No. 8. Construction documents shall
3 be submitted in one or more sets and in such form and detail as required by the fire code official. More
4 specifically, for fire alarm systems three sets are required and for automatic sprinkler systems four sets
5 are required. The construction documents shall be prepared by a registered design professional where
6 required by the statutes of the jurisdiction in which the project is to be constructed and have licenses
7 and credentials as required by the state of Washington. All companies installing fire protection systems
8 within the City of Edgewood shall have a City of Edgewood business license.
9

10 In addition to the requirements of this section fire alarm equipment shall be installed and maintained
11 by individuals who are in compliance with the Revised Code of Washington 19.28 and the Washington
12 Administrative Code 296-401-060 as approved by the electrical authority having jurisdiction. All
13 companies installing fire alarm systems shall have a state electrical contractor's license.
14

15 **Section 105.7. 4**

16 **Fire alarm and detection systems and related equipment.**

17 A construction permit is required for installation of or modification to fire alarm and detection systems
18 and related equipment. **Maintenance performed in accordance with this code is not considered a**
19 **modification and does not require a permit.**

20 *EXCEPTION:*

21 Household fire warning equipment installed in Group R-3 occupancies.
22
23

24 **Section 108.1 Board of Appeals established.**

25 In order to hear and decide appeals of orders, decisions, or determinations made by the fire code
26 official relative to the application and interpretation of this code, there is hereby created an appeals
27 process for administrative decisions consisting of the hearing examiner as appointed by the city. The
28 hearings examiner and appellant will use the procedures already specified in chapter 2.40 EMC, and
29 shall render his decision within 10 days of the closing of the hearing. The applicant or aggrieved party
30 shall first file an appeal, including the required processing fee, to the Department of Community
31 Development.
32

33 **Section 109.3 Violation penalties.**

34 Persons who shall violate a provision of this code or shall fail to comply with any of the requirements
35 thereof or who shall erect, install, alter, repair or do work in violation of the approved construction
36 documents or directive of the fire code official, or of a permit or certificate used under provisions of
37 this code, shall be guilty of a civil infraction as specified in Edgewood Municipal Code, (EMC)
38 18.30.130.
39

40 **Section 111.1 Order.**

41 Whenever the fire code official or building code official finds any work regulated by this code being
42 preformed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the
43 fire code official or building code official is authorized to issue a stop work order.
44

45 **Section 111.4 Failure to comply.**

46 Any person who shall continue any work after having been served with a stop work order, except such
47 work as the person is directed to perform to remove a violation or unsafe condition shall be guilty of a
48 civil infraction as specified in EMC 18.30.130.

1
2 **Section 202 General Definitions.**

3 FIRE APPARATUS. See Section 502.1.

4
5 FIRE CODE OFFICIAL. The designated authority charged with the administration of the code, or a
6 duly authorized representative.

7
8 **Section 502.1 Definitions.**

9 FIRE APPARATUS. Fire apparatus is a vehicle such as a fire pumper, aerial ladder truck, fire tender,
10 elevated platform, rescue squad, fire ground support vehicle or similar fire-fighting or reserve
11 equipment, including emergency medical response vehicles.

12
13 **Section 503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for
14 every facility, building or portion of a building hereafter constructed or moved into or within the
15 jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall
16 extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior
17 walls of the first story of the building as measured by an approved route around the exterior of the
18 building or facility.

19
20 **EXCEPTION:**

21 The fire code official is authorized to increase the dimensions of 150 feet (45,720 mm) where:

- 22 1. The building is equipped throughout with an approved automatic sprinkler system installed in
23 accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
24 2. Fire apparatus access roads cannot be installed because of location on property, topography,
25 waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of
26 fire protection is provided.
27 3. There are not more than two Group R-3 or Group U occupancies. This exception does not apply to
28 Adult Family Homes.

29 In addition to the provision of Exception "3" of this section, adult family homes shall be served by fire
30 apparatus access roads as if new construction.

31
32 **Section 503.1.2.1 Structures over 20,000 square feet.**

33 Structures with a gross floor area of 20,000 square feet or more on all floor levels shall be provided with
34 a fire apparatus access road around the entire structure conforming to the requirements of Section 503.

35
36 **Section 503.1.4 Obstruction prohibited.**

37 Parking of motor vehicles or otherwise obstructing marked fire lanes is prohibited and the violation of
38 the prohibition shall constitute a misdemeanor.

39
40 **Section 503.2.1 Dimensions.**

41 Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm),
42 except for approved security gates in accordance with Section 503.6 and an unobstructed vertical
43 clearance of not less than 13 feet 6 inches (4115 mm).

44 **EXCEPTION:**

45 Fire apparatus access roads serving not more than 2 group R-3 dwellings or gated access roads built
46 exclusively to meet the intent of Section 503.1.2.1 shall have an unobstructed width of not less than 15
47 feet (4572mm).

48

1 **Section 503.2.8 Distance from Structures.**

2 Fire apparatus access roadways shall be a minimum of 10 feet away from the exterior wall of
3 structures, or as otherwise required due to construction type.

4
5 **Section 503.6 Security gates.**

6 The installation of security gates across a fire apparatus access road shall be approved by the City of
7 Edgewood building official. Where security gates are installed, they shall have an approved means of
8 emergency operation:

9
10 All residential developments with greater than 10 dwelling units, commercial, or industrial
11 developments which are to be constructed with their access points containing gates shall be constructed
12 in a manner which includes the installation of an emergency vehicle preemption system to open all
13 such gates to allow for immediate entry of emergency vehicles into the development. The design and
14 final installation of the system must be approved by the City of Edgewood. Further, such system must
15 be maintained in proper working order by the owners of the development or the proper homeowners or
16 business owners association, whichever shall be the case.

17
18 **Section 503.7 Enforcement.**

19 Enforcement of Section 503.1.4 of the International Fire Code shall be the responsibility of the city
20 police department which shall have the authority to impound or otherwise cause such obstruction to be
21 removed, and said remedies shall be in addition to the criminal penalties provided by the Edgewood
22 Municipal Code.

23
24 **Section 508.5.1 Where required.**

25 Where a portion of the facility or building hereafter constructed or moved into or within the
26 jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured
27 by an approved route around the exterior of the facility or building, on-site fire hydrants and mains
28 shall be provided where required by the fire code official.

29
30 **EXCEPTIONS:**

31 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
32 Adult family homes shall be provided with fire flow as if new construction for a Group R-3 occupancy.

33
34 **Section 508.5.7 Fire hydrant locations and distribution.**

35 Public and private fire hydrants shall be provided as required in Sections 508.5.7.1 through 508.5.7.9.
36 Fire hydrants shall be placed in locations approved by the code official and along fire apparatus access
37 roads and adjacent public streets.

38
39 **Section 508.5.7.1 Spacing on public and private roads.** Fire hydrants shall be placed on public and
40 private roads every 500 feet when serving all occupancies other than Group Use R-3 and U. For Group
41 Use R-3 and U occupancies fire hydrants shall be placed every 600 feet.

42
43 508.5.7.2 At intersections.

44 Fire hydrants shall be placed at all intersections of public and private roads.

45
46 **EXCEPTION:**

47 A fire hydrant may be omitted at the discretion of the code official from an intersection where there is
48 an adjacent intersection with a hydrant that is separated by not more than one residential lot.

1
2 508.5.7.3 Minimum number of hydrants.
3 There shall never be less than two fire hydrants available for any occupancy other than Group R-3 and
4 U occupancies, larger than five hundred square feet of ground floor area. Where water supply for fire
5 protection is required the minimum number of fire hydrants shall be determined by a ratio of one fire
6 hydrant per each 1,000-gpm water flow or fraction thereof.

7
8 508.5.7.4 Fire Department Connections.
9 A fire hydrant shall be located within 50 feet of a fire department connection.

10
11 508.5.7.5 Distance from buildings.
12 Fire hydrants shall be placed no closer than 30 feet from the building or structure protected.

13
14 508.5.7.6 On-site hydrants.
15 Buildings or structures having a water flow requirement of 2,500 gpm or more shall be protected by
16 hydrants spaced an average of 300 feet and supplied by looped 8 inch or larger water mains around the
17 building.

18
19 **EXCEPTION:**
20 Group R-3 and Group U occupancies.

21
22 508.5.7.7 Principal Roads.
23 In no case shall hydrants which are located across any roadway designated as an arterial by the
24 Department of Public Works be considered available.

25
26 508.5.7.8 Existing fire hydrants.
27 Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants
28 on adjacent properties shall not be considered available unless fire apparatus access roads extend
29 between properties and easements are established to prevent obstruction of such roads.

30
31 508.5.7.9 Approved type
32 All new hydrants and replaced hydrants shall be provided with a 5-inch Storz fitting. Two port village
33 hydrants will not be accepted as an approved type.

34
35 **Section 903.2 Where required.**
36 Approved automatic sprinkler systems in new buildings and structures shall be provided in the
37 locations described in this section. Notwithstanding any less restrictive provision of this section, this
38 code, or any other adopted code, standard automatic sprinkler systems shall be installed throughout all
39 buildings thirty-five or more feet in height, as measured from finished grade to the highest probable
40 emergency escape and or rescue opening or five thousand or more square feet in gross floor area.

41 **EXCEPTIONS:**
42 1. Group R-3 and Group U occupancies.
43 2. Spaces or areas in telecommunications buildings used exclusively for telecommunications
44 equipment, associated electrical power distribution equipment, batteries and standby engines, provided
45 those spaces or areas are equipped throughout with an automatic fire alarm system and are separated
46 from the remainder of the building by a wall with a fire-resistance rating of not less than 1 hour and a
47 floor/ceiling assembly with a fire-resistance rating of not less than 2 hours.

1 **Section 903.2.2 Group E**

2 Notwithstanding any other requirements of this section, an automatic fire-extinguishing system shall
3 be installed in all newly constructed buildings classified as Group E Occupancies used for educational
4 purposes through the 12th grade by 50 or more persons for more than 12 hours per week or four hours
5 in any one day.
6

7 For the purpose of this section, additions exceeding a 50 percent change to an existing floor area, or
8 alterations and repairs to any portion of a building or structure within a twelve-month period that
9 exceeds a 50 percent change in floor area shall be considered new construction. In the case of
10 additions, an approved fire area shall define separate buildings.
11

12 **EXCEPTION:**

13 Portable school classrooms, provided:

- 14 1. Aggregate area of clusters of portable school classrooms does not exceed 5,000 square feet (1,465
15 m²); and
- 16 2. Clusters of portable school classrooms shall be separated as required in the International Building
17 Code.
18

19 When not required by other provisions of this chapter, a fire-extinguishing system installed in
20 accordance with NFPA 13 may be used for increases and substitutions allowed in Sections 504, 506,
21 and 507 of the International Building Code.
22

23 **Section 903.2.14 Group LC Occupancies**

24 An automatic sprinkler system shall be installed throughout every Group LC Occupancy three or more
25 stories in height or licensed for more than 16 clients. Group LC Occupancies with 16 or fewer clients,
26 licensed to provide care for more than two clients who have an evacuation capability of II or III, shall
27 be provided with an automatic sprinkler system throughout the facility.
28

29 **EXCEPTION:**

30 An automatic sprinkler system need not be installed in any Group LC Occupancy licensed for six or
31 fewer clients regardless of the level of evacuation capability.
32

33 Where a sprinkler system is required, a system complying with NFPA 13 shall be installed.
34

35 **EXCEPTIONS:**

- 36 1. An automatic sprinkler system complying with NFPA 13-R may be installed in buildings of four
37 stories or less.
- 38 2. Where a Group LC Occupancy is being established by change of occupancy in an existing building
39 not protected by a sprinkler system as is required above for buildings of new construction, an
40 automatic sprinkler system complying with NFPA Standard 13D may be installed provided the care
41 facility is licensed for not more than 16 clients.
42

43 Residential or quick-response heads shall be used in all sprinkler systems.
44

45 **Section 903.3.7 Fire department connections.**

46 The location of fire department connections shall be approved by the fire code official. A fire
47 department connection shall be located within 50 feet of a fire hydrant, and not closer than 30 feet
48 from the protected structure.

1
2 **Section 903.4.1 Signals.**

3 Alarm, supervisory and trouble signals, shall be distinctly different and shall be automatically
4 transmitted to an approved central station, with central station service as defined NFPA 72.

5
6 **EXCEPTIONS:**

- 7 1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are
8 not required to be monitored.
9 2. Backflow prevention device test valves, located in limited area sprinkler system supply piping, shall
10 be locked in the open position. In occupancies required to be equipped with a fire alarm system, the
11 backflow preventer valves shall be electrically supervised by a tamper switch installed in
12 accordance with NFPA 72 and separately annunciated.

13
14 **Section 905.3 Required installations.**

15 Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.6 and in the
16 locations indicated in Sections 905.4, 905.5 and 905.6. Standpipe systems shall be combined with
17 automatic sprinkler systems and each standpipe connection or station shall be provided with the greater
18 of the flow requirements as stipulated in NFPA 13 and NFPA 14.

19
20 **EXCEPTION:**

21 Standpipe systems are not required in Group R-3 Occupancies.

22
23 **Section 907.1.2 Equipment.**

24 Systems and their components shall be listed and approved for the purpose for which they are installed.
25 The fire alarm control panel, remote annunciator panel and access keys to locked fire alarm equipment
26 shall be installed and maintained in locations approved by the fire code official.

27
28 **Section 907.2 Where required – new buildings and structures.**

29 An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new
30 buildings and structures in accordance with Sections 907.2.1 through 907.2.24.

31
32 Fire alarm systems required by Sections 907.2.1 through 907.2.24 shall be of an addressable type. In
33 addition to the requirements of this section an approved addressable fire alarm system shall be
34 provided in all buildings containing 5,000 square feet of gross floor area or greater.

35
36 **EXCEPTIONS:**

- 37 1. Group R-3 and Group U Occupancies.
38 2. Where automatic sprinkler protection is installed in accordance with Section 903.3.1.1 or 903.3.1.2
39 is provided and connected to the building fire alarm system, automatic heat detection required by this
40 section shall not be required. Automatic sprinkler protection installed in accordance with Section
41 903.1.1 or 903.3.1.2 shall be monitored by central station, with central station service as defined in
42 NFPA 72.

43
44 An approved automatic fire detection system shall be installed in accordance with the provisions of
45 this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply
46 with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved
47 alternative type of detector shall be installed in spaces such as boiler rooms where, during normal
48 operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

1 *[The remainder of this section is as printed in the International Fire Code and as amended by Chapter*
2 *15.05.110 of the Edgewood Municipal Code.]*

3
4 **Section 907.2.10.1.2 Groups R-2, R-3, R-4, I-1 and Adult Family Homes.**

5 Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4, I-1
6 and Adult Family Homes regardless of occupant load at all of the following locations:

- 7 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
- 8 2. In each room used for sleeping purposes.
- 9 3. In each story within a dwelling unit, including basements but not including crawl spaces and
10 uninhabitable attics. In dwelling units with split-levels and without an intervening door between the
11 adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level
12 provided that the lower level is less than one full story below the upper level.

13
14 In addition to the above requirements Adult Family Home alarms shall be installed in such a manner so
15 that the fire warning may be audible in all parts of the dwelling upon activation of a single device.

16
17 **Section 907.2.24 LC Occupancies.**

18 Notwithstanding other requirements of Section 907 the following applies to LC Occupancies:

19
20 **Section 907.2.24.1 Smoke detectors.**

21 Smoke detectors shall be provided as required in Sections 907.2.24.1.1 through 907.2.24.1.4.

22
23 **Section 907.2.24.1.1 General.**

24 Rooms within Group LC Occupancies that are used for sleeping purposes shall be provided with smoke
25 detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

26
27 **Section 907.2.24.1.2 Additions, alterations or repairs.**

28 When the valuation of an addition, alteration or repair to a Group LC Occupancy exceeds \$1,000 and a
29 permit is required, or when one or more sleeping rooms is added or created in an existing Group LC
30 Occupancy, smoke detectors shall be installed in accordance with Section 907.2.24.1.3 and 907.2.23.1.4
31 of this section.

32
33 **Section 907.2.24.1.3 Power source.**

34 In new construction, required smoke detectors shall receive their primary power from the building
35 wiring when such wiring is served from a commercial source and shall be permanent and without a
36 disconnecting switch other than those required for overcurrent protection. Smoke detectors may be
37 solely battery operated when installed in existing buildings; or in buildings without commercial power;
38 or in buildings which undergo alterations, repairs or additions regulated by Section 907.2.24.1.2.

39
40 **Section 907.2.24.1.4 Location.**

41 A detector shall be installed in each sleeping room and at a point centrally located in the corridor or
42 area giving access to each separate sleeping area. When the Group LC Occupancy has more than one
43 story or in facilities with basements, a detector shall be installed on each story and in the basement.
44 Where a story or basement is split into two or more levels, the smoke detector shall be installed on the
45 upper level, except that when the lower level contains a sleeping area, a detector shall be installed on
46 each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the
47 upper level in close proximity to the stairway. Where the ceiling height of a room open to a hallway
48 serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors

1 shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all
2 sleeping areas of the Group LC Occupancy in which they are located.

3
4 **Section 907.2.24.2 Fire alarm systems.**

5 Group LC Occupancies licensed for more than 16 clients shall be provided with an approved manual
6 and automatic fire alarm system. The local alarm shall provide an alarm signal with a sound pressure
7 level of 15 dBA above the average ambient sound level in every occupied space within the building.
8 The minimum sound pressure level shall not exceed 110 dBA at the minimum hearing distance from
9 the audible appliance.

10
11 **Section 907.3 Where required – retroactive in existing buildings and structures.**

12 An approved manual, automatic or manual and automatic fire alarm system shall be installed in
13 existing buildings and structures in accordance with Sections 907.3.1 through 907.3.1.8. Where
14 automatic sprinkler protection is provided in accordance with Section 903.3.1.1 or 903.3.1.2 and
15 connected to the building fire alarm system, automatic heat detection required by this section shall not
16 be required.

17
18 Buildings with fire alarm systems that were required by previously adopted editions of the Uniform
19 Fire Code shall continue to operate and maintain such fire alarm systems in accordance with this code,
20 NFPA 72 and nationally recognized standards. An approved automatic fire detection system shall be
21 installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of
22 devices, appliances and equipment shall be approved. The automatic fire detectors shall be smoke
23 detectors, except an approved alternative type of detector shall be installed in spaces such as boiler
24 rooms where, during normal operation, products of combustion are present in sufficient quantity to
25 actuate a smoke detector. Automatic sprinkler protection shall be monitored by central station, with
26 central station service as defined in NFPA 72.

27 *[The remainder of this section is as printed in the International Fire Code.]*

28
29 **Section 907.9.2 Separate Zones.**

30 In buildings that have floors located above or below the lowest level of fire department vehicle access
31 that are established for human occupancy, a separate zone by floor shall be provided for all of the
32 following types of alarm-initiating devices where provided:

- 33 1. Smoke detectors.
- 34 2. Sprinkler water-flow devices.
- 35 3. Manual fire alarm boxes.
- 36 4. Other approved types of automatic fire detection devices or suppression systems.

37
38 **Section 907.10.1.5 Accessibility.**

39 Notwithstanding the requirements of Section 907.10 additional visual alarm devices shall be provided
40 in locations as required by the Washington State Building Code requirements for accessibility by
41 persons with disabilities.

42
43 **Section 907.15 Monitoring.**

44 Where required by this chapter or by the International Building Code, an approved central station, with
45 central station monitoring in accordance with NFPA 72 shall monitor fire alarm systems.

46
47 EXCEPTION: Supervisory service is not required for:

- 48 1. Single and multiple-station smoke alarms required by Section 907.2.10.

- 1 2. Smoke detectors in Group I-3 Occupancies.
2 3. Automatic sprinkler systems in one and two-family dwellings.

3
4 A copy of the monitoring contact agreement between companies that provide central or remote
5 supervising services and the protected premise, shall be provided to the fire code official prior to the
6 issuance of a Certificate of Occupancy. Any change in the service agreement shall be provided to the
7 fire code official within 10 working days.

8
9 **Section 907.20.5 Maintenance, inspection and testing.**

10 The building owner shall be responsible for insuring that the fire and life safety systems are maintained
11 in an operable condition at all times. Service personnel shall meet the qualification requirements of
12 NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained
13 and shall be submitted, within two weeks, to the fire code official.

14
15 New and existing fire alarm systems in the City of Edgewood shall have a maintenance contract in
16 effect with a fire alarm company or qualified person(s) approved by the fire code official. Maintenance
17 contracts shall specify all required inspections/tests and shall specify that fire alarm repairs be made
18 within 24 hours of a notification trouble signal. A copy of the maintenance contract and testing
19 agreement, signed by the building owner, shall be on record with the fire code official prior to
20 scheduling of final acceptance testing.

21
22 **Section 907.21 False alarms.**

23 False alarms may be assessed a fee per the adopted Pierce County Fire District No. 8 fee schedule.

24
25 **Section 907.22 Areas of evacuation assistance.**

26 A telephone with controlled access to the fire alarm control system for two-way communications shall
27 be provided between each area for evacuation assistance and the fire alarm monitoring center. The
28 telephone or other two-way communication system shall be located within the reach ranges as
29 specified in the Washington State Building Code requirements for accessibility by persons with
30 disabilities. The emergency communication system must be visible when the telephone is activated.
31 This non-verbal means must enable the fire alarm monitoring center to determine the area or areas of
32 evacuation assistance.

33
34 **Section 912.2 Location.**

35 With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be
36 so located that fire apparatus and hose connected to supply the system will not obstruct access to the
37 building for other fire apparatus. The location of the fire department connection shall be approved and
38 shall not be greater than 50 feet from a fire hydrant.

39 *[The remainder of this section is as printed in the International Fire Code.]*

40
41 **Section 3404.2.9.5.1 Locations where aboveground tanks are prohibited.**

42 The limits referred to in Section 3404.2.9.5.1 of the International Fire Code in which storage of Class I
43 and Class II liquids outside in above-ground storage tanks is prohibited are established as all areas of
44 the city, except for tanks that comply with Section 3404.2.8 Vaults.

45
46 **Section 3404.3.4.5 LC Occupancies.**

47 In Group LC Occupancies licensed for more than six clients, the storage, use and handling of
48 flammable and combustible liquids shall be in accordance with the this code. In such facilities, doors

1 leading into rooms in which Class I flammable liquids are stored or used shall be protected by a fire
2 assembly having a one-hour fire protection rating. Such fire assembly shall be self-closing and shall be
3 posted with a sign on each side of the door in 1-inch (25.4 mm) block letters stating: FIRE DOOR –
4 KEEP CLOSED.

5
6 **Section 3804.2 Maximum capacity within established limits.**

7 The limits referred to in Section 3804.2 of the International Fire Code in which liquefied petroleum gas
8 is restricted are established as all areas of the city with the zoning designation other than that of light
9 industrial when referring to above-ground containers.

10
11 **Section B105.1 One and two-family dwellings.**

12 The minimum fire-flow requirements for one and two-family dwellings having a fire-flow calculation
13 area which does not exceed 3,600 square feet (344.5 M²) shall be 1000 gallons per minute for each
14 hydrant providing fire flow. Fire-flow and flow duration for dwellings having a fire-flow calculation
15 area in excess of 3,600 (344.5 M²) square feet shall not be less than that specified in Table B105.1.

16
17 **EXCEPTION:**

18 The required fire flow may be reduced when using the City of Edgewood one and two family dwelling
19 fire flow credit worksheet hereby referred to as Table B105.2

20
21 **Section B105.2 Buildings other than one and two-family dwellings.**

22 The minimum fire-flow and flow duration for buildings other than one and two-family dwellings shall
23 be as specified in **Table B105.1** of the International Fire Code.

24
25 **EXCEPTION:**

26 1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is
27 provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1
28 or 903.3.1.2 of the International Fire Code. Where buildings are also of Type I or II construction and
29 are a light-hazard occupancy as defined by NFPA 13, the reduction may be up to 75 percent. The
30 resulting fire-flow shall not be less than 1,500 gallon per minute (5,678 l/min) for the prescribed
31 duration as specified in **Table B105.1**.

32
33 **Section D103.6 Signs.**

34 Where required by the fire code official, fire apparatus access roads shall be marked with permanent
35 NO PARKING – FIRE LANE—TOW AWAY ZONE signs complying with Figure D 103.6, with the
36 additional words “Tow Away Zone.” [Remainder of section unchanged.]

37
38 **Section D103.6.1 Roads 15 to 26 feet in width.**

39 Where required by the fire code official, fire apparatus access roads 15 to 26 feet (4572 to 7925mm)
40 shall be posted on both sides as a fire lane.

41
42 **Section D103.6.2 Roads more than 26 feet in width.**

43 Where required by the fire code official, fire apparatus access roads 26 feet to 32 feet (7925 to
44 9754mm) shall be posted on one side as a fire lane.

45
46 **Section D103.7 Curbs and Striping.**

47 Where required by the fire code official, curbs along fire apparatus access roads shall be painted red,
48 with the words “No Parking—Fire Lane—Tow Away Zone” stenciled in 4-inch tall letters in white.

Such curb painting shall be provided at the beginning and end of the fire lane as determined by the fire code official. Where no curb is provided, the traffic surface may be painted with high-visibility red diagonal striping of not less than 4-inches in width with an unpainted clear space of 12-inches between the painted stripes. High visibility white painted words indicating “No Parking—Fire Lane—Tow Away Zone” shall be painted within the striped area as determined by the fire code official.

One- and Two-Family Dwellings (R-3) and Private Garages (U-1) Fire Flow Worksheet

Table B105.2

Permit #: _____ Date: _____

Project Address: _____

Applicant: _____

Credit Options ^{1, 2, 3, 4, 5, 6, 7}	% of Credit	Items Selected
NFPA 13 Monitored Sprinkler System (1)	60%	
NFPA 13 Sprinkler System (1)	50%	
Building < 2000 square feet	25%	
Monitored Fire Alarm	25%	
30' Minimum Setback from Property Lines (6)	20%	
Modified 1-Hr Construction (2)	15%	
Class A or B Roofing Material	15%	
60% Brick/Stone Exterior	15%	
Paved Access within 150' of Building	10%	
Existing Hydrant (see 3, 4 and 5 below)	_____ %	

1. Some credits may not be taken together.
2. One-hour construction shall be a minimum of ½-inch type “X” drywall throughout the interior for single-family residence (R-3) occupancies and garage (U-1) occupancies. All other occupancy groups shall meet the requirements for one-hour construction per the Uniform Building Code.
3. Existing hydrants located within 600-feet of the furthest point of structure, but not meeting minimum fire flow requirements, may take a 50 percent credit so long as the existing fire flow is greater than 500 gpm.
4. Existing hydrants located farther than 600-feet from the furthest point of the structure, but not more than 1,000-feet and meeting minimum fire flow requirements may take a 50 percent credit.
5. No hydrant credits will be given for hydrants located farther than 1,000-feet from the furthest point of the structure regardless of fire flow. One hundred percent credit must be obtained from the above table.
6. The 30-foot setback is from the side and rear property lines. Front setbacks may be that allowed by the zoning of the property.
7. The minimum fire flow requirements for private garages (U-1) shall be 750gpm for 45 minutes; however, fire flow is not required for private garages meeting all of the following criteria:
 - a) It does not exceed 1,000 square feet;
 - b) It is accessory to a one or two-family dwelling (R-3) that meets the requirements of this section;
 - c) It has setbacks from side and rear lot lines of at least 20-feet, and at least 10-feet from other buildings on the same lot;
 - d) It has modified, one-hour construction throughout the interior consisting of one layer ½-inch type “X” drywall.

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