

ORDINANCE NO. 194

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 14, BUILDING AND CONSTRUCTION CODE, OF THE UNIVERSITY PLACE MUNICIPAL CODE BY THE ADOPTION AND AMENDMENT OF THE 1997 UNIFORM CODES IN KEEPING WITH THE REQUIREMENTS OF RCW 19.27, THE STATE BUILDING CODE.

WHEREAS, the Legislature of the State of Washington directs cities to enforce the provisions of the State Building Code, in accordance with RCW 19.27 and 70.92; and

WHEREAS, RCW 19.27.040 authorizes cities to amend the State Building Code as it applies within their jurisdiction; and

WHEREAS, the City Council finds that it is in the best interest of the public health, safety, and general welfare to establish uniform and current procedures and requirements for the construction and maintenance of buildings; **NOW, THEREFORE**,

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Amending Section 14.05.020, Purpose Section 14.05.020 of the University Place Municipal Code (UPMC), Purpose, is amended to read as follows:

14.05.020

Purpose.

The purpose of the codes and regulations adopted in this title is to provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the City of University Place. It is not the purpose or intent to create or designate any particular class or group of persons to be especially protected or benefited, nor is it intended to create any special relationship with any individual, regulate buildings and construction within the city and to protect the public health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected by the terms of these codes and regulations.

(Ord. 37 § 2, 1995).

Section 2. Amending Section 14.05.030, Adoption of codes by reference. Section 14.05.030 of the UPMC, Adoption of codes by reference, is amended to read as follows:

14.05.030

Adoption of codes by reference.

The following codes, ~~included in the State Building Code by RCW 19.27.031 and 19.27A.010 and as amended and adopted by the State Building Code Council pursuant to RCW 19.27.074 and 19.27A.020~~ are hereby adopted by this reference as if fully set forth in this chapter and as specifically modified or amended as set forth in this chapter.

A. The Uniform Building Code (UBC) Volumes I, II & III and the Uniform Building Code Standards, 1994 1997 Edition, published by the International Conference of Building Officials, as adopted and amended by the Washington State Building Code Council and included in Chapter 51-40 WAC, and as may sub-

sequently be amended by this chapter, are hereby adopted along with Appendix Chapters 3, 4 (Division I), 9, 44, 15, 16, 33, and 34.

B. The Uniform Mechanical Code (UMC) 4994 1997 Edition, including Chapter 13, Fuel Gas Piping, Appendix B, published by the International Conference of Building Officials, as adopted and amended by the Washington State Building Code Council in Chapter 51-42 WAC.

C. The Uniform Fire Code (UFC) Volumes I & II and the Uniform Fire Code Standards, 4994- 1997 Edition, published by the Uniform Fire Code Institute, as adopted and amended by the Washington State Building Code Council and included in Chapter ~~51-34~~ 51-44 and ~~51-36~~ 51-45 WAC and as may be subsequently amended by this chapter, are hereby adopted, along with the provisions of article 9 as subsequently amended by this chapter and; Appendix Chapters I-A, I-B, I-C, II-A, II-C, II-D, II- E, II-F, II-G, II-H, II-I, II-J, III-A, III-B, III-C, III-D, IV-B, V-A, VI-A, VI-B, VI-C, VI-D, VI-E, and VI-F; VI-G, VI-H, and VI-I; provided, that not withstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles.

D. The Uniform Plumbing Code and the Uniform Plumbing Code Standards, 4994 1997 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as adopted by the Washington State Building Code Council and included in Chapters ~~51-26 and 51-27~~ 51-46 and 51-47 WAC and as may be subsequently amended by this chapter, are hereby adopted with the exception of Chapters 11 and 12.

E. The rules and regulations adopted by the Washington State Building Code Council for making building and facilities accessible to and usable by physically handicapped or elderly persons as provided in Chapter 51-30 WAC effective April 1, 1994.

F. The Washington State Energy Code as adopted and amended by the Washington State Building Code Council and included in Chapter 51-11 WAC. effective June 30, 1995.

G. The Washington State Ventilation and Indoor Air Quality Code as adopted and amended by the Washington State Building Code Council and included in Chapter 51-13 WAC. , effective June 30, 1995.

H. Washington State Historic Building Code as adopted and amended by the Washington State Building Code Council and included in Chapter 51-19 WAC, first edition.

I. Uniform Code for the Abatement of Dangerous Buildings, 4994 1997 Edition, as published by the International Conference of Building Officials, and as may be subsequently amended by this chapter.

J. The Uniform Housing Code, 1997 Edition, as published by the International Conference of Building Officials, and as may be subsequently amended by this chapter.

~~J.~~ K. National Electrical Code as published by the National Fire Protection Association adopted by the State of Washington and enforced by the Tacoma Public Utilities, electrical division, with the current edition in force at the time of the adoption of the ordinance codified in this chapter along with other requirements of the electric utility.

~~K.~~ L. Uniform Sign Code, 4994 1997 Edition, published by the International Conference of Building Officials.
(Ord. 45 § 1, 1995; Ord. 37 § 3, 1995).

Section 3 Amending Section 14.05.110, Building code amendments. Section 14.05.110 of the UPMC, Building code amendments, is amended to read as follows:

14.05.110

Building code amendments.

The following sections in the adopted Uniform Building Code are hereby amended:

~~A.Sewerage Disposal Approval. Section 106.4.1.1 is added to the Uniform Building Code and reads as follows:~~

~~Section 106.4.1.1. No building permit for the construction or alteration of any building requiring sewerage disposal facilities of any kind shall be issued until a Sewer Availability Certificate is issued by the City sewer purveyor. If a public Sewer Availability Certificate is not available the property must be approved for septic tank(s) by the Pierce County health department, in writing, for the occupancy proposed.~~

~~B.Expiration of Permit. The first sentence of the first paragraph of Section 106.4.4 of the Uniform Building Code is hereby amended to read as follows:~~

~~Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 360 calendar days from the date of such permit, or if the building or work authorized is suspended or abandoned at any time after the work is commenced for a period of 180 calendar days.~~

~~C.Expiration of Plan Review. Section 107.4 of the Uniform Building Code is hereby amended:~~

~~Section 107.4 (1) Expiration of Plan Review. Applications for which no permit is issued within 180 calendar days following the date of application shall expire by limitation, and plans and other data submitted for review may be thereafter returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 calendar days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant resubmit plans and pay a new plan review fee.~~

~~The building official shall extend the life of an application if any of the following conditions exist:~~

- ~~a. Compliance with a determination of significance under the State Environmental Policy Act provisions is in progress; or~~
- ~~b. Any other City review is in progress; provided, City Staff determines that the review is proceeding to a timely final City decision; or~~
- ~~c. Litigation against the City is in progress, the outcome of which may affect the validity of any permit issued pursuant to such application.~~

~~(2) Permit deemed ready to issue. Every permit deemed ready to issue by the building official under the provisions of this code shall be obtained by the applicant within 60 calendar days of the notification of the availability of such permit by the building official or her/his designee or the permit shall be canceled. Upon cancellation of any such permit, the permit becomes null and void, and the building official shall notify the applicant by certified mail.~~

~~D.Approval Required. Section 108.4 of the Uniform Building Code is hereby amended by the addition of a new paragraph to read:~~

~~All buildings that have not received a final inspection and approval shall not be occupied without written approval of the building official.~~

~~E. Certificate of Occupancy. Paragraph one of Section 100.1 on use and occupancy of the Uniform Building Code is hereby amended:~~

~~No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. EXCEPTION:
Group U occupancies.~~

A. Section 106.2, item #5 is amended to read:

Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, provided the wall is set back from any adjacent property lines or structures a distance at least equal to the height of the wall and the material retained slopes 1:2 (or less) up and away from the wall, unless supporting a surcharge or impounding Class I, II or II-A liquids.

~~E1. Requirement for Report. Section 307.1.6 of the Uniform Building Code, 1994 Edition, is hereby amended:~~

B. Section 307.1.6 is amended by addition of the following exception:

EXCEPTION: When an HMMP is required, the building official may accept the applicant report(s) used for compliance with requirements of 40 CFR "Hazardous Chemical Reporting and Community Right-to-Know Regulations" under Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA).

~~F. Group R, Division 1 Occupancies. Special Provisions. Section 310.2.2 of the Uniform Building Code is hereby amended:~~

~~310.2.2 Special Provisions. Notwithstanding other provisions of this code, Group R Division 1 occupancies shall not be less than one hour fire resistive construction throughout. Exterior balconies extending beyond the floor area as defined by Section 207 F shall be constructed of noncombustible materials or as combustibles one hour fire resistive occupancy separation between units.~~

~~Storage or laundry rooms that are within Group R, Division 1 Occupancies that are used in common by tenants shall be separated from the rest of the building by not less than one hour fire resistive occupancy separation.~~

~~For Group R, Division 1 Occupancies with a Group S, Division 3 parking garage in the basement or first story, see Section 311.2.2.~~

~~For attic space partitions and draft stops, see Section 708.~~

~~Exterior and interior doors and windows opening into a corridor, stairway, or similar area serving 5 or more dwellings units shall be protected as specified in Section 1005.8.~~

~~H. Section 403—Special provisions for Group B and Group R, 1 Occupancies. The title of Section 403 of the Uniform Building Code is hereby amended:~~

~~SECTION 403—SPECIAL PROVISIONS FOR ALL BUILDING SEVEN OR MORE STORIES IN HEIGHT.~~

~~I. Section 403.1 Scope. Section 403.1 of the Uniform Building Code is hereby amended:~~

~~This section shall apply to all buildings seven or more stories in height. Such building shall be of Type I or II F.R. construction and shall be provided with an automatic sprinkler system in accordance with Section 403.2.~~

~~J. Premises Identification. Section 502 of the Uniform Building Code is hereby amended:~~

~~Approved number or addresses shall be provided of a size not less than four inches (4") in~~

~~height and shall be placed on all new and existing buildings and on construction sites in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.~~

~~J1. Fire Extinguishing Systems. Section 904.1.1 of the Uniform Building Code, 1994 Edition, is hereby amended with the following additional paragraph to read as follows:~~

~~C. Section 904.2.1 is amended by the addition of the following paragraphs:~~

~~The provisions of this section shall apply to existing all buildings to which are altered, repaired or remodeled more than fifty percent of its county assessment value at the time of the first permit application, or will be altered or repaired within any seventy month period of time thereafter. Any additions to an existing structure shall be considered new construction and subject to the requirements of this section.~~

~~Area separation walls as specified by UBC section 504.6 shall not be considered for reduction of floor areas noted in this chapter.~~

~~K. Fire Extinguishing Systems Required. Section 904.2.2, item 5, of the Uniform Building Code is hereby amended:~~

~~D. Section 904.2.2 item #5 is amended to read:~~

~~5. All buildings four or more stories in height. For the purposes of this section, a story shall be defined as that portion of a building between the upper surface of any floor and the surface of the next floor or roof above.~~

~~K1. Drinking Establishments. Section 904.2.3.1 of the Uniform Building Code, 1994 Edition, is hereby amended to read as follows:~~

~~E. Section 904.2.3.1 is amended to read:~~

~~904.2.3.1 Drinking Establishments. An automatic sprinkler system shall be installed in rooms used by the occupants for the consumption of alcoholic beverages, nightclubs, or dancing establishments where the total gross floor area exceeds 5,000 square feet. Area separation walls as noted in Section 504.6 of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system.~~

~~L. Plans Approval — Fire Extinguishing Systems. Section 904 of the Uniform Building Code, 1994 Edition, is hereby amended by the addition of Section 904.2.3.8 and to read as follows:~~

~~Section 904.2.3.8 Approval of Fire Sprinkler Plans. If required by the Fire Marshal, automatic sprinkler system plans shall be approved and stamped by an independent review agency, approved by the building official, prior to being submitted to the Fire Marshal for approval.~~

~~M. Area Separation Walls—Fire Extinguishing Systems. Section 904 of the Uniform Building Code is hereby amended by the addition of Section 904.2.3.9 and to read as follows:~~

~~Section 904.2.3.9 Area Separation Walls. Area separation walls as specified in Section 504.6 of the Uniform Building Code shall not be used to reduce the calculation of floor areas in this Chapter.~~

~~M1. Fire Extinguishing Systems. Section 904 of the Uniform Building Code, 1994 Edition, is hereby amended by the addition of Section 904.2.9 and to read as follows:~~

~~F. Section 904 is amended by the addition of a new section, section 904.2.10~~

~~Section 904.2.9 904.2.10 Other Occupancy Requirements. In all occupancies requiring 2,000 gallons per minute or more of fire flow per Appendix III-A of the Uniform Fire Code, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. Area separation walls, as noted in Section 504.6 of the Uniform Building Code, shall not be considered to separate a building to enable deletion of the required fire sprinkler system. EXCEPTION: Group U occupancies.~~

~~N. Standpipes—Where Required. Section 904.5.2 of the Uniform Building Code is hereby amended:~~

~~Section 904.5.2 Where Required. Standpipe systems shall be provided as set forth in Table 9-A. In lieu of Class II standpipes, the Fire Chief may, in writing, require the use of Class I standpipes. The size and number of outlets and inlets and location of piping shall be approved by the Fire Chief or her/his designee.~~

~~G. Section 1003.3.3 is amended to read as written in the Uniform Building Code, 1997 Edition, as published by the International Conference of Building Officials, and not as amended by chapter 51-40 WAC.~~

~~H. Appendix Chapter 33, Excavation and Grading is amended by replacement of all references to Building Official with City Engineer.~~

(Ord. 45 § 3, 1995; Ord. 37 § 11, 1995).

Section 4 Amending Section 14.05.120, Fire code amendments. Section 14.05.120 of the UPMC, Fire code amendments, is amended to read as follows:

14.05.120

Fire code amendments.

The following sections in the Uniform Fire Code are hereby amended:

~~A. Permits and Fees—UFC Section 105.3 Amended. Section 105.3 of the Uniform Fire Code, 1994 Edition, is hereby amended to read:~~

~~Section 105.3(a) Permit Applications. All applications for a permit required by this Code shall be made to the Fire District in such form and detail as it shall prescribe. Applications for permits shall be accompanied by such plans as required by the Chief.~~

~~Section 105.3(b) Permit Fees. The Fire District shall collect fees for permits, plan review, and inspection services as prescribed in the City of University Place "Fee Schedule."~~

~~B. Definitions—UFC Section 201 Amended. Article 2 of the Uniform Fire Code, 1994 Edition, is hereby amended by adding to the stated sections the following entitled "Definitions" to read as follows:~~

~~Section 207. Fixed Fire Protection System. All automatic or manual sprinkler systems, standpipe systems, fire alarm systems, fire detection and/or warning systems, fire and/or explosion suppressions systems, fire alarm signaling systems or other equipment or devices that are intended to detect, control or extinguish a fire or explosion that are built-in or affixed to the premises they protect.~~

C. Section 901.4.3 is amended to read:

901.4.3 Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. A minimum unobstructed distance of 15 feet on both sides of a fire hydrant along the access roadway shall be maintained. See section 901.7 for fire lane marking.

D. A new section 901.7 is added reading:

901.7 Fire Lane Marking. When, in the opinion of the chief, it is probable that the width of an access road may be diminished or access to Fire-Protection equipment or fire hydrants may be obstructed, the chief may require the marking of fire lanes to include signs posted at appropriate locations.

Marking of access roads shall be painted with international red colored paint.

Fire Lanes shall be identified by a 8 inch wide line and block letters 4 inches high painted in the lane, at 30 feet, or such other intervals which the Chief determines to be reasonable, stating "Emergency Vehicles Only-No Parking". Signs shall be posted on or immediately next to the curb line, or on the building. Signs shall be 12" x 18" and shall have letters and background of contrasting colors, readily legible from at least a 50 foot distance. Signs shall be posted at a minimum no further than 50 feet apart, unless a greater distance is deemed reasonable by the Chief, nor shall they be more than 4 feet from the ground unless a greater height is determined necessary by the Chief.

E. A new paragraph is added to section 902.2.4.1 reading:

Construction and maintenance of Emergency Vehicle Access (EV) shall be in accordance with University Place Municipal Code section 13.15.560.

~~C. Fire Department Access—UFC Section 902 Amended. Article 2 of the Uniform Fire Code, 1994 Edition, is hereby amended to read as follows:~~

~~Section 902—Fire Department Access.~~

~~902.1 General. Fire department access roads on private property shall be provided and maintained in accordance with Sections 901 and 902.~~

~~902.2 Fire Apparatus Access Roads.~~

~~902.2.1 Required Access. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior~~

wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also Section 902.3 for personnel access to buildings.

EXCEPTIONS:

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Section 902.2.1 and 902.2.2 may be modified by the Chief.

2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the Chief is authorized to require additional fire protection as specified in Section 1001.9.

3. When there are not more than two Group R, Division 3 or U Occupancies, the requirements of Sections 902.2.1 and 902.2.2 may be modified by the Chief. More than one fire apparatus road shall be provided when it is determined by the Chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high piled combustible storage, see Section 8102.5.1.

For required access during construction, alteration or demolition of a building, see Section 8704.2.

902.2.2 Specifications.

902.2.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.

EXCEPTION: Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved by the Chief.

Vertical clearances or widths shall be increased when, in the opinion of the Chief, vertical clearances or widths are not adequate to provide fire apparatus access.

902.2.2.2 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall

be provided with a surface so as to provide all weather driving capabilities.

902.2.2.3 Turning Radius. The turning radius of a fire apparatus access road shall be as approved by the Chief.

902.2.2.4 Dead ends. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

902.2.2.5 Bridges. When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards. See Article 90, Standard a.1.1. The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

~~Vehicle load limits shall be posted at both entrances to bridges when required by the Chief.~~

~~902.2.2.6 Grade. The gradient for a fire apparatus access road shall not exceed the maximum approved by the Chief.~~

~~902.2.3 Marking. See Section 901.4.~~

~~902.2.4 Obstruction and Control of Fire Apparatus Access.~~

~~902.2.4.1 General. The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. The minimum required widths and clearances established under Section 902.2.2.1 shall be maintained at all times.~~

~~Entrances to roads, trails or other access ways which have been closed with gates and barriers in accordance with Section 902.2.4.2 shall not be obstructed by parked vehicles.~~

~~E. Fire Extinguishing Systems — UFC Section 1003.2.8 Amended. Section 1003.2.8 of the Uniform Fire Code, 1994 Edition, is hereby amended to read as follows:~~

~~1003.2.8 Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed throughout all Group R, Division 1 occupancies having three or more stories in height or containing five or more dwelling units, every congregate residence three or more stories in height or having an occupant load of 10 or more, and every hotel three or more stories in height or containing 10 or more guest rooms. Residential or quick response standard sprinklers shall be used in the dwelling units and guest room portions of the building. Area separation walls as noted in Section 504.6 of the Uniform Building Code shall be not considered a separate building to enable the deletion of the required sprinkler system.~~

~~F. Standpipes Required. Section 1004.2 of the Uniform Fire Code is hereby amended to read as follows:~~

~~1004.2 Required Installations. Standpipe systems shall be provided as set forth in Table 1004 A. In lieu of Class II standpipes, the Fire Chief or his designee may, in writing, require the use of Class I standpipes. The size, number of outlets, and location of piping and fittings shall be approved by the Fire Chief or her/his designee.~~

(Ord. 45 § 4, 1995; Ord. 37 § 12, 1995).

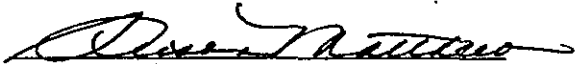
Section 5. Severability If any section, sentence, clause or phrase of this Title shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Title.

Section 6. Publication and Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the city. This ordinance shall be effective five days after such publication.

PASSED BY THE CITY COUNCIL ON JUNE 1, 1998

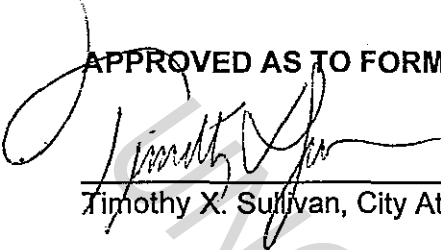

Debbie Klosowski, Mayor

ATTEST:



Susan Matthew, City Clerk

APPROVED AS TO FORM:



Timothy X. Sullivan, City Attorney

Date of Publication: 6/3/98

Effective Date: 6/8/98

OFFICIAL DOCUMENT