

ORDINANCE NO. 45

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, RELATING TO BUILDINGS AND CONSTRUCTION; ESTABLISHING PROVISIONS FOR A BUILDING CODE, A MECHANICAL CODE, A PLUMBING CODE, AN ELECTRICAL CODE, A SIGN CONSTRUCTION CODE, A DANGEROUS BUILDING CODE AND A FIRE CODE, AMENDING SECTIONS 3, 10, 11, AND 12 OF ORDINANCE NO. 37.

WHEREAS, the City Council on July 24, 1995, passed Ordinance No. 37 adopting by reference sections of the State Building Code, the Uniform Building Code, the Uniform Mechanical Code, the Uniform Fire Code and the Uniform Fire Code Standards, the Uniform Plumbing Code and the Uniform Plumbing Code Standards, the National Electrical Code, and other codes relating to buildings and construction;

WHEREAS, upon further review of the Fire Code by Pierce County Fire District No. 3, several amendments to the Uniform Fire Code and the Uniform Fire Code Standards are recommended;

WHEREAS, other amendments are recommended to the Building Code; NOW, THEREFORE,

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

Section 1. Adoption of Codes. Adoption by Reference. Section 3 of Ordinance No. 37, adopting by reference the State Building Code, is amended as follows to amend paragraph C and J and to add a new paragraph K as follows:

C. The Uniform Fire Code and the Uniform Fire Code Standards, 1994 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 and 51-36 W.A.C. and as may be subsequently amended by this ordinance, are hereby adopted, along with Appendix Chapters I-A, I-B, I-C, II-A, II-C, II-D, II-E, II-F, II-I, III-A, III-B, III-C, III-D, IV-B, V-A, VI-A, VI-C, VI-E, and VI-F; provided, that, notwithstanding any wording in this Code, participants in religious ceremonies shall not be precluded from carrying hand-held candles.

J. 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 this ordinance adoption along with other requirements of the Electric Utility.

- K. Uniform Sign Code, 1994 Edition, published by the International Conference of Building Officials.

Section 2. Violations and Penalties. Section 10 of Ordinance No. 37 is amended to cite the specific ordinance in paragraphs A and B, as follows:

- A. Civil violation. Except as otherwise provided in this ordinance, any violation of any of the provisions of this ordinance shall constitute a civil infraction for which a monetary penalty, as set forth in Ordinance 44 may be imposed.
- B. Criminal penalty. Except as otherwise provided in this ordinance, in addition to or an alternative to any other penalty provided in this ordinance or by law, every person, partnership, firm, association, or corporation convicted of a violation of any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof, punished as set forth in Ordinance 44.

Section 3. Building Code Amendments. Section 11 of Ordinance No. 37, amending the Uniform Building Code, is amended to add new paragraphs E-1, J-1, K-1, and M-1, and amend paragraphs F, J, and L, as follows:

- E1. Requirement for report. Section 307.1.6 of the Uniform Building Code, 1994 edition, is hereby amended:

EXCEPTION: When an HMMP is required, the building official may accept the applicant reports(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 non-combustible materials or as combustible 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.

- 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;

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

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

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.

- 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:

904.2.9 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.

Section 4. Fire Code Amendments. Section 12 of Ordinance No. 37, amending the Uniform Fire Code, is amended as follows:

- 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 207 Amended. Article 2 of the Uniform Fire Code, 1994 Editions, is hereby amended by adding to the stated sections the following entitled "Definitions" to read as follows:

Section 202. 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. 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 Section 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.

- D. Fire-Extinguishing Systems- UFC Section 1003.2.3.1 Amended. Subsection 1003.2.3.1 of the Uniform Fire Code, 1994 Edition, is hereby amended to read as follows:

1003.2.3.1 Drinking and Dining 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.

- E. Fire-Extinguishing Systems-UFC Section 1003.2.8 Amended. Subsection 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.

- G. False Alarms- Standby Personnel-UFC Section 1007.1.4 Amended.
Subsection 1007.1.4 of the Uniform Fire Code, 1994 Edition is hereby amended to read as follows:

1007.1.4 Problematic systems and systems out of service.

- (a) In the event of temporary failure of a required fire alarm system, the Chief may order the building owner or occupant to provide standby personnel as defined by Section 2501.19 until the system is restored in an approved manner.
- (b) In the event of more than two false alarms in any 90-day period the Chief may charge a fee for fire department response as specified in the City of University "Fee Schedule" Ordinance.

EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central proprietary or remote monitoring station shall be billed at the rate specified in the City of University Place "Fee Schedule".

- (c) For the purpose of this section, a false alarm shall be defined as any unintentional activation of the fire alarm or detection system which is the result of improper installation, maintenance or use of that system.
- (d) Fire alarm system control units shall be provided with an approved sign indicating such fees will be imposed.

- H. Group R, Division 1 Occupancies -UFC Section 1007.2.9.1.1 Amended.
Section 1007.2.9.1.1 of the Uniform Fire Code, 1994 Edition is hereby amended to read as follows:

1007.2.9.1.1 General. Group R, Division 1 Occupancies shall be provided with an approved manual and automatic fire alarm systems in apartment houses that are three stories or more in height or two or more stories in height with a basement or containing five or more dwelling units, and every hotel (motel) three or more stories in height or containing 12 or more guest rooms and in congregate residences three or more stories in height or having an occupant load of 20 or more. A fire alarm and communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building.

For the purpose of this section, area separation walls shall not define separate buildings.

EXCEPTIONS:

1. A fire alarm system need not be installed in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and from the public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit direct to a public way, exit court or yard, exterior stairway or exterior balcony.
2. A separate fire alarm system need not be installed in buildings which are protected throughout by an approved supervised sprinkler system installed in accordance with U>B>C Standard No. 38-1 and having a local alarm to notify all occupants.

- I. Hazardous Materials Management Plan-UFC Section 8001.3.2 Amended. Subsection 8001.3.2 EXCEPTION is hereby amended to read as follows:

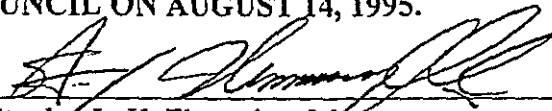
EXCEPTION: When an HMMP is required, the fire chief may accept the applicant reports(s) used for compliance with requirements of 40 CRF "Hazardous Chemical Reporting and Community Right-to-Know Regulations" under Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA).

- J. Number and Location of Fire Hydrants. Section 3 of Appendix III-B of the Uniform Fire Code is hereby amended by adding the following paragraph:

Existing hydrants on public streets may be considered available. Existing hydrants on adjacent properties shall not be considered available unless fire apparatus access roadways extend between properties and an easement is established to prevent their obstruction.

Section 5. Effective date. This ordinance shall be effective on the official date of incorporation.

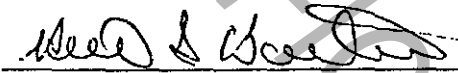
PASSED BY THE CITY COUNCIL ON AUGUST 14, 1995.


Stanley L. K. Flemming, Mayor

ATTEST:


Susan Matthew, Interim City Clerk

APPROVED AS TO FORM:


Robert J. Backstein, Interim City Attorney

PUBLISHED: AUGUST 16, 1995
EFFECTIVE DATE: AUGUST 31, 1995