

ORDINANCE 1128

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADDING MINIMUM CRIME PREVENTION ELEMENTS TO THE CITY'S ADOPTION OF THE UNIFORM BUILDING CODE FOR MULTI-FAMILY STRUCTURES, AMENDING SECTION 14.04.015 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 14.04.015 of the Lacey Municipal Code is hereby amended to read as follows:

14.04.015 Amendments--Addition. The following sections of the Uniform Building Code as adopted in Section 14.04.010 are amended to read as follows:

Section 106.2, item 2 is amended to read:

2 Fences not over 6 feet (1829 mm) high, except fencing regulated by Section 310.13, subsection 3, Fencing.

Section 106.2, item 5 is amended to read:

Retaining walls which are not over 4 feet (1219mm) 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 vertical to 2 horizontal (or less) up and away from the wall unless supporting a surcharge or impounding Class I, II or IIIA liquids.

Add new paragraph to Section 106.2; immediately after item II;

For items 1, 2 and 5 above, exemption from the permit requirements requires submittal and approval of a site plan showing location of property boundaries and location of the

proposed work. These exemptions will be noted on the appropriate parcel in the City's records.

Section 106.3.2 to have a new sentence added:

All plans for construction, erection, enlargement, alteration or repairs of building or structures 4,000 square feet or over shall be designed, prepared and stamped by an architect licensed by the state of Washington.

Section 107.2 to have a sentence added:

The value for commonly built structures shall be determined by using the most recently published Building Valuation Table in Building Standards, published by the International Conference of Building Officials.

Add new section 310.13, Minimum Crime Prevention Elements.

Section 310.13. In all Group R, Division 1 Occupancies consisting of five or more dwelling units, each unit shall be provided with the following crime prevention devices and design considerations:

1. Security locking devices:

- a. Single-cylinder deadbolt locks on all exterior hinged doors;
- b. A reinforced 4-inch strike-plate attached to the wood framing by not less than two No. 8 by 3-inch screws;
- c. A door viewer having a field of vision of not less than 180 degrees;
- d. Secondary security locking device on all sliding doors in addition to the factory-provided door locking device;
- e. Secondary security locking device on all sliding windows in addition to the factory-installed sash-type lock;
- f. Secondary security locking device on all crank-type or jalousie windows separate from the factory-installed crank device.

All secondary security locks must meet the requirements of Section 310.4, to be openable without keys, any special knowledge or effort..

## 2. Lighting:

- a) All walkways, hallways, stairwells and entry areas shall be provided with lighting that provides a minimum illumination at floor/ground level of one foot-candle.
- b) All entrance foyers and entryway areas shall be provided with lighting that provides a minimum illumination of three foot-candles at the floor level.
- c) All parking lot lighting shall be provided with timers or photo-electric switching that turns the lighting on automatically at dusk.

## 3. Fences:

All fences constructed must be constructed to provide through-visibility. Sight-obscuring fencing is not permitted. Fences in Group R, Division 1 Occupancies are not exempt from building permit requirements.

## 4. Signs:

- a. Address numbers shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
- b. One sign, located at an approved location at the entrance to the property shall be provided for a map of the entire complex. This site map shall include the roadway layout, building locations, building addresses.
- c. Warning Signs: Each complex shall install a sign, located at an approved location at the entrance to the property containing the words: "No Trespassing On This Property. LMC 9.28.080 - .090."

Section 403.1 Scope. This section shall apply to all Group B office buildings and Group R, Div. 1 occupancies each having floors used for human occupancy located more than fifty feet above the lowest level of fire department vehicle access. Such

buildings shall be provided with an approved automatic sprinkler system throughout in accordance with Section 403.2.1.

Add new Section 503.3.1.

503.3.1 Party walls. Any wall located on a property line between adjacent buildings which is used or adapted for joint service between the two buildings shall be constructed as a fire wall in accordance with the provisions of this section and shall create separate buildings.

503.3.1.1. General provisions. Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The extent and location of such fire walls shall provide a complete separation. Where a party wall also separates occupancy groups that are required to be separated by an occupancy separation wall, the most restrictive requirements shall apply.

503.3.2 Structural stability. Party walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire resistance rating.

503.3.3 Materials. The walls shall be of any approved non-combustible materials, except in Type V construction.

503.3.4 Fire resistance rating. The walls shall have a fire resistance rating of not less than that required in this section:

Groups A, B, E, F-2, H-4, I, M, R, S-2, U: 3 hours, except walls may be of not less than 2 hour construction where separating buildings of Types II or V construction.

Groups F-1, H-3, H-5, S-1: 3 hours

Groups H-2: 4 hours

Group H-1: No party wall allowed. Occupancies of Group H-1 shall be in a separate and detached structure.

503.3.5 Horizontal continuity. Party walls shall be continuous from exterior wall to exterior wall and shall extend at least 18 inches beyond the exterior surface of exterior walls.

503.3.6 Vertical continuity. Party walls shall extend from the foundation to a point at least 30 inches above both adjacent roofs. In Group R occupancies, party walls shall be permitted to terminate at the roof sheathing or deck in Types III, IV and V construction provided:

- A. The roof sheathing of deck is constituted of approved non combustible materials or fire-retardant-treated wood for a distance of 4 feet on both sides of the wall, or
- B. The roof is protected with 5/8 inch Type X gypsum board directly beneath the underside of the roof sheathing or deck, attached to a ledger with a minimum nominal dimension of 2 inches by 2 inches attached to the framing members, for a minimum distance of 4 feet on both sides of the party wall.
- C. Openings in the roof shall not be located within 4 feet of the party wall.

503.3.7 Openings. No openings are permitted into or through a party wall except penetrations meeting the provisions of 503.3.8.

503.3.8 Penetrations. Membrane penetrations are not permitted into party walls, except steel electrical boxes or electrical outlet boxes of any material provided that such boxes are tested for use in fire rated assemblies and installed in accordance with the tested assembly. Such boxes may be installed provided each box does not exceed 16 square inches in area and provided further that the area of such openings does not exceed 100 square inches for any 100 square feet of wall area. Outlet boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24 inches.

Section 904.2.4.1 is replaced by Washington Administrative Code 51-40-904.2.4.1.

Sections 1004.1, 1004.2, 1004.8, 1004.9, 1006.7, 1006.9, 1006.16, 1007.4, 1007.5, 1014.5 and 1014.6.2 are replaced by WAC 51-30 sections 1004.1, 1004.2, 1004.8, 1004.9, 1006.7, 1006.9, 1006.16, 1007.4, 1007.5, 1014.5 and 1014.6.2.

Chapter 11. Accessibility is replaced by Washington Administrative Code 51-40-1100.

Section 904.2 Subsection 904.2.9 is added to read as follows: Notwithstanding any less restrictive provision of this section, this code, or any other adopted code, standard automatic sprinkler systems shall be installed throughout all buildings thirty-five or more feet in height, or ten thousand or more square feet in gross floor area, provided, that one four-hour fire area separation wall with no openings and provided with a thirty-inch parapet as defined by Uniform Fire Code Appendix III-A, Division III, number 4(b), may be used to maintain the maximum gross floor area stated herein.

Table 9-A is amended to remove all references to fire hose, and delete references to Class II standpipes and change to Class I. (Ord. 1014 §3, 1995; Ord. 947 §1 (part), 1992; Ord. 875 §3 (part), 1990).

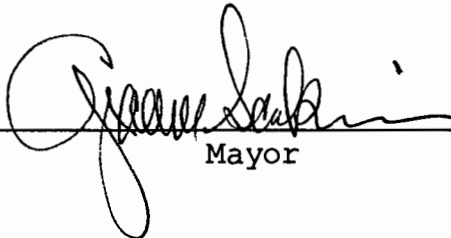
Section 109.1 Amended. The exception to Section 109.1 reads as follows: Exception: Group U Occupancies.

Section 1003.3.3.3 amended. Rise and run. The rise of steps and stairs shall not be less than 4 inches (102mm) nor more than 7 inches (178mm). Except as permitted in Sections 1003.3.3.8.1, 1003.3.3.8.2, and 1003.3.3.8.3, the run shall not be less than 11 inches (279mm) as measured horizontally between the vertical planes of the furthestmost projection of adjacent treads or nosings. (Ord. 1097 §13, 1999).

Section 2. The summary of this Ordinance, which is attached hereto, is approved for publication.


PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,  
this 13th day of April, 2000.

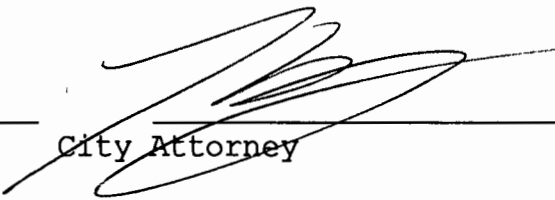
CITY COUNCIL

By  \_\_\_\_\_  
Mayor

Attest:

Approved as to form:

 \_\_\_\_\_  
City Clerk

 \_\_\_\_\_  
City Attorney

Published: April 18, 2000

Tuesday

SUMMARY FOR PUBLICATION  
ORDINANCE 1128  
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on  
April 13, 2000, Ordinance No. 1128 entitled

**AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADDING  
MINIMUM CRIME PREVENTION ELEMENTS TO THE CITY'S ADOPTION  
OF THE UNIFORM BUILDING CODE FOR MULTI-FAMILY STRUCTURES,  
AMENDING SECTION 14.04.015 OF THE LACEY MUNICIPAL CODE AND  
ADOPTING A SUMMARY FOR PUBLICATION.**

The main points of the Ordinance are described as follows:

As part of its crime prevention efforts, the City of Lacey has determined that certain construction elements, if encompassed within a multi-family structure, can aid in reducing future crime rates and protecting the residents of such developments. Therefore, this Ordinance adds to the Uniform Building Code as adopted by the City of Lacey provisions requiring the addition of various crime prevention devices in the construction of multi-family developments, classified for purposes of the Code as Group R, Division 1 occupancies consisting of five or more dwelling units.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: April 18, 2000.

Tuesday