

ORDINANCE 1166

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING THE INTERNATIONAL BUILDING CODE, MECHANICAL CODE AND FIRE CODE AS ALTERNATIVE METHODS OF CONSTRUCTION FOR CERTAIN CLASSIFICATIONS OF BUILDINGS WITHIN THE CITY, MODIFYING CERTAIN AMENDMENTS PREVIOUSLY MADE TO THE UNIFORM BUILDING CODE, AMENDING SECTION 14.04.015 AND ADOPTING SECTIONS 14.04.025, 14.05.025 AND 14.07.085, ALL OF THE LACEY MUNICIPAL CODE AND APPROVING 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:

Two 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 4.

~~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 or 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.~~

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 this Section, without openings and shall create separate buildings.

503.3.1.1 General. 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 fire wall also separates groups that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply. Fire walls located on property lines shall also comply with this Section. Such fire walls (party walls) shall be constructed without openings.

503.3.2 Structural stability. Fire 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. Fire walls shall be of any approved non-combustible materials.

Exception: Buildings of Type V construction.

503.3.4 Fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than that required by Table 503.3.4.

**TABLE 503.3.4
FIRE WALL FIRE-RESISTANCE RATINGS**

<u>GROUP</u>	<u>FIRE RESISTANCE RATING (HOURS)</u>
<u>A, B, E, H-4, I, R-1, R-2, U</u>	<u>3^a</u>
<u>F-1, H-3 b, H-5, M, S-1</u>	<u>3</u>
<u>H-1, H-2</u>	<u>4^b</u>
<u>F-2, S-2, R-3, R-4</u>	<u>2</u>

a Walls shall be not less than 2-hour fire-resistance rated where separating buildings of Type II or V construction

b For Group H-1, H-2 or H-3 buildings, also see Sections 415.4 and 415.5

503.3.5 Horizontal continuity. Fire walls shall be continuous from exterior wall to exterior wall and shall extend at least 18 inches (457 mm) beyond the exterior surface of exterior walls.

Exceptions:

1 Fire walls shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided the exterior wall has a fire-resistance rating of at least 1 hour for a horizontal distance of at least 4 feet (1220 mm) on both sides of the fire wall. Openings within such exterior walls shall be protected by fire assemblies having a fire-protection rating of not less than 3/4 hour.

2 Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding or other noncombustible exterior finishes provided the sheathing, siding, or other exterior noncombustible finish extends a horizontal distance of at least 4 feet (1220 mm) on both sides of the fire wall.

3 Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section ~~903.3.1.1~~ or 903.3.1.2.

*904.1.2
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503.3.5.1 Exterior walls. Where the fire wall intersects the exterior walls, the fire-resistance rating for the exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with 3/4-hour opening protection where opening protection is required. The fire-resistance rating of the exterior wall shall extend a minimum of 4 feet (1220 mm) on each side of the intersection of the fire wall to exterior wall. Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad) do not need exterior wall protection.

503.3.5.2 Horizontal projecting elements. Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and architectural projections that are within 4 feet (1220 mm) of the fire wall.

Exceptions:

1 Horizontal projecting elements without concealed spaces provided the exterior wall behind and below the projecting element has not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting element on both sides of the fire wall. Openings within such exterior walls shall be protected by fire assemblies having a fire-protection rating of not less than 3/4 hour.

2 Noncombustible horizontal projecting elements with concealed spaces, provided a minimum 1-hour fire-resistance-rated wall extends through the concealed space. The projecting element shall be separated from the building by a minimum of 1-hour fire-resistance-rated construction for a distance on each side of the fire wall equal to the depth of the projecting element. The wall is not required to extend under the projecting element where the building exterior wall is not less than 1-hour fire-resistance-rated for a distance on each side of the fire wall equal to the depth of the projecting element. Openings within such exterior walls shall be protected by fire assemblies having a fire-protection rating of not less than 3/4 hour.

3 For combustible horizontal projecting elements with concealed spaces, the fire wall need only extend through the concealed space to the outer edges of the projecting elements. The exterior wall behind and below the projecting element shall be of not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting elements on both sides of the fire wall. Openings within such exterior walls shall be protected by fire assemblies having a fire-protection rating of not less than 3/4 hour.

503.3.6 Vertical continuity. Fire walls shall extend from the foundation to a termination point at least 30 inches (762 mm) above both adjacent roofs.

Exceptions:

1. Stepped buildings in accordance with Section 503.3.6 1.
2. Two-hour walls shall be permitted to terminate at the underside of the roof sheathing, deck, or slab provided
 - 2.1 The lower roof assembly within 4 feet (1220 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for a fire-resistance rating of not less than 1 hour
 - 2.2 Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall
 - 2.3. Each building shall be provided with not less than a Class B roof covering.
3. In buildings of Type I or II construction, walls shall be permitted to terminate at the underside of noncombustible roof sheathing, deck, or slabs where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
4. In buildings of Types III, IV, and V construction, walls shall be permitted to terminate at the underside of noncombustible roof sheathing or decks where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
5. In buildings of Types III, IV, and V construction, walls shall be permitted to terminate at the underside of fire-retardant-treated wood within 4 feet (1220 mm) of each side of the fire wall where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
6. In Group R-3, walls shall be permitted to terminate at the roof sheathing or deck in Types III, IV and V construction provided
 - 6.1 The roof sheathing or deck is constructed of approved noncombustible materials or of fire-retardant-treated wood for a distance of 4 feet (1220 mm) on both sides of the wall, or
 - 6.2 The roof is protected with 5/8 inch (15.9 mm) Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by a minimum of 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1220 mm) on both sides of the fire wall, and
 - 6.3 Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall, and
 - 6.4 The roof is covered with a minimum Class C roof covering.

503.3.6.1 Stepped buildings. Where a fire wall serves as an exterior wall for a building and separates buildings having different roof levels, such wall shall terminate at a point not less than 30 inches (762 mm) above the lower roof level, provided the exterior wall for a height of 15 feet (4572 mm) above the lower roof is not less than 1-hour fire-resistance-rated construction from both sides with openings protected by assemblies having a 3/4-hour fire protection rating.

Exception: Where the fire wall terminates at the underside of the roof sheathing, deck or slab of the lower roof, provided

1. The lower roof assembly within 10 feet (3048 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for the rated roof assembly has a fire-resistance rating of not less than 1 hour
2. Openings in the lower roof shall not be located within 10 feet (3048 mm) of the fire wall.

503.3.7 Combustible framing in fire walls. Adjacent combustible members entering into a concrete or masonry fire wall from opposite sides shall not have less than a 4-inch (102 mm) distance between embedded ends. Where combustible members frame into hollow walls or walls of hollow units, hollow spaces shall be solidly filled for the full thickness of the wall and for a distance not less than 4 inches (102 mm) above, below and between the structural members, with noncombustible materials approved for fireblocking.

503.3.8 Penetrations. Penetrations through fire walls shall comply with Section ~~704~~ 709

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503.3.9 Joints. Joints made in or between fire walls shall comply with Section 706.

503.3.10 Ducts and air transfer openings. Ducts and air transfer openings shall not penetrate party walls

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

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.

SECTION 2.

It is hereby added to the Lacey Municipal Code a new Section, 14.04.025 to read as follows:

14.04.025 International Building Code as Alternative . The International Building Code promulgated by the International Code Conference (ICC), as the same may be amended, is adopted and shall be applicable as an approved alternate design and construction method within the City, except that provisions contained in the International Building Code pertaining to four dwelling units or less shall not be an approved alternative.

Projects proposed under the provisions of this paragraph must be designed and constructed in their entirety in accordance with the International codes.

If a conflict exists between the provisions of the International Codes, the provisions of the Uniform Codes or their adoption or amendment by either the City or the State of Washington, or whether such International Codes can be used as an alternative, the resolution of such conflict shall be by ruling of the City's Building Official.

SECTION 3.

It is hereby added to the Lacey Municipal Code a new section, 14.05.025 to read as follows:

14.05.025 International Mechanical Code and International Fuel Gas Code as Alternatives. The International Mechanical Code and the International Fuel Gas Code promulgated by the International Code Conference (ICC) are hereby adopted and shall be applicable as an approved alternate design and construction method within the City, except that provisions contained in the International Building Code pertaining to four dwelling units or less shall not be an approved alternative.

Projects proposed under the provisions of this paragraph must be designed and

constructed in their entirety in accordance with the International codes.

If a conflict exists between the provisions of the International Codes, the provisions of the Uniform Codes or their adoption or amendment by either the City or the State of Washington, or whether such International Codes can be used as an alternative, the resolution of such conflict shall be by ruling of the City's Building Official.

SECTION 4.

It is hereby added to the Lacey Municipal Code a new section, 14.07.085 to read as follows:

14.07.085 The International Fire Code promulgated by the International Code Conference (ICC) is hereby adopted and shall be applicable as an approved alternate design and construction method within the City, except that provisions contained in the International Building Code pertaining to four dwelling units or less shall not be an approved alternative.

Projects proposed under the provisions of this paragraph must be designed and constructed in their entirety in accordance with the International codes.

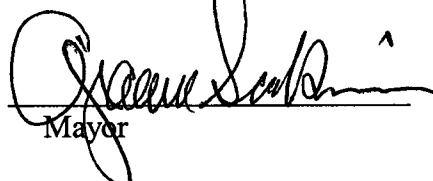
If a conflict exists between the provisions of the International Codes, the provisions of the Uniform Codes or their adoption or amendment by either the City or the State of Washington, or whether such International Codes can be used as an alternative, the resolution of such conflict shall be by ruling of the City's Building Official.

SECTION 5

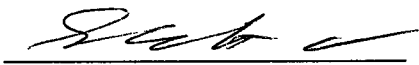
The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 13th day of September, 2001.

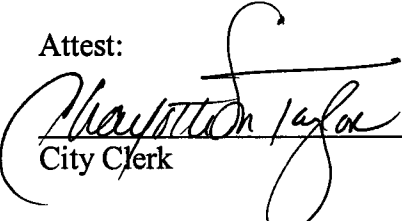
CITY COUNCIL

BY: 
Mayor

Approved as to form:


City Attorney

Attest:


City Clerk

Published: September 17, 2001

Monday

SUMMARY FOR PUBLICATION

ORDINANCE 1166

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on September 13, 2001 Ordinance No. 1166, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING THE INTERNATIONAL BUILDING CODE, MECHANICAL CODE AND FIRE CODE AS ALTERNATIVE METHODS OF CONSTRUCTION FOR CERTAIN CLASSIFICATIONS OF BUILDINGS WITHIN THE CITY, MODIFYING CERTAIN AMENDMENTS PREVIOUSLY MADE TO THE UNIFORM BUILDING CODE, AMENDING SECTION 14.04.015 AND ADOPTING SECTIONS 14.04.025, 14.05.025 AND 14.07.085, ALL OF THE LACEY MUNICIPAL CODE."

The main points of the Ordinance are described as follows:

1. The Ordinance makes technical amendments to the amendatory language contained in the present Lacey Municipal Code relating to the provisions for party walls contained in the Uniform Building Code.
2. The Ordinance adopts the International Building Code, International Mechanical Code, the International Fuel Gas Code and the International Fire Code, all as promulgated by the International Code Conference (ICC) as alternative codes for construction within the City for all buildings except residential buildings of four-dwelling units or less.

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: September 17, 2001.
(Monday)