

ORDINANCE NO. 1210  
CITY OF LACEY

AN ORDINANCE REMOVING REFERENCES IN THE LACEY MUNICIPAL CODE RELATING TO THE FORMERLY ADOPTED UNIFORM BUILDING CODE, AMENDING THE INTERNATIONAL FIRE CODE, AMENDING SECTIONS 14.04.015 AND 14.07.015 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 International Building Code as adopted in Section 14.04.010 are amended to read as follows:

Section 101.1 These regulations shall be known as the *Building Code* of the City of Lacey, Washington, hereinafter referred to as "this code."

Section 101.2 Scope, Exception 1, amended as follows:

Detached one- through four-unit dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code*.

Section 101.4.1 Electrical.

The provisions of the City of Lacey Electrical Code as adopted in Lacey Municipal Code Chapter 14.13 shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101.4.4 Plumbing.

The provisions of the City of Lacey Plumbing Code as adopted by Lacey Municipal Code Chapter 14.06 shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the State of Washington requirements for private sewage disposal shall apply to private sewage disposal systems.

Section 101.4.5 Property Maintenance.

The provisions of the City of Lacey Property Maintenance Code adopted by Lacey Municipal Code Chapter 14.16 shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards, responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Section 101.4.7 Energy.

The provisions of the State of Washington Energy Code adopted by Lacey Municipal Code Chapter 14.09 and the State of Washington Ventilation and Indoor Air Quality Code adopted by Lacey

Municipal Code Chapter 14.08 shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 104.1 General, is amended to read:

The building official is hereby authorized and directed to enforce the provisions of this code, including any requirements or regulations imposed on a project as a condition of a land use approval process, as those conditions relate to permit issuance as required in Section 105.3.1.1 and issuance of a certificate of occupancy as required in Section 110.2.1. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Section 105.2, item 2 is amended to read:

Fences not over 6 feet (1829 mm) high, except fencing regulated by Section 419, subsection 3, Fencing.

Section 105.2, item 4 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.

Section 105.2, item 11 is amended to read:

Swings and other playground equipment.

105.3.1 Action on application, amended to read:

The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing.

If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto as required in Section 105.3.1.1 and that the fees specified have been paid, the building official shall issue a permit therefor as soon as practicable.

105.3.1.1 Prerequisites for issuance of permit:

The building official shall determine whether the following requirements have been met prior to issuance of a permit:

1. Any requirements or regulations imposed on a project as a condition of a land use approval process;
2. The Site Plan Review Committee has approved the site plan;
3. The landscaping plans have been approved;
4. The required fire apparatus access roads are installed and approved;

5. Water supplies for fire protection are installed and made serviceable;
6. Address(es) are assigned in accordance with LMC 12.04;
7. Plans for the construction of sidewalks; or sidewalks, curbs and gutters have been submitted to the department of public works;
8. Public works construction improvements are completed, or a performance bond is posted with the city;
9. If direct traffic mitigation is required, approved financial security is posted with the city;
10. Any transportation mitigation fees are paid;
11. Approval of design review as required by Lacey Municipal Code Chapter 14.23;
12. Compliance with the state environmental policy act, as adopted by Lacey Municipal Code Chapter 14.24;
13. Compliance with the flood management requirements as adopted by Lacey Municipal Code Chapter 14.34;
14. Compliance with the geologically sensitive areas protection requirements as required by Lacey Municipal Code Chapter 14.37;
15. Compliance with all requirements for final plat as required by Lacey Municipal Code Chapters 15.16.060 C., and 15.28.050;
16. In Planned Residential Developments, construction of at least 50% of the residences in the PRD have been built before any permits can be issued for any commercial uses;
17. For wireless communication facilities (towers), approval of a lease agreement that (a) allows the landholder to enter into leases with other providers and, (b) specifies that if the provider fails to remove the facility upon eighteen months of its discontinued use, the responsibility for removal falls with the landholder;

Section 106.1 shall have a new sentence added to the end of the paragraph as follows:

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.

- ~~— 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.~~

Section 108.3 shall have a new sentence added to the end of the paragraph as follows:

The value for commonly built structures shall be determined by using the valuation table adopted by the building official by policy.

Section 110.2 Certificate issued, is amended to read as follows:

When the building and project site are completed as required in Sections 109.3.10 and 110.2.1, the permittee or authorized agent shall request a final inspection and issuance of the certificate of occupancy. This request shall be on a form provided by the building official. The form shall state that the building owner, building contractor, and where applicable, the building developer certify that “for the benefit of all users and occupants of this building, the building or portion for which this certificate of occupancy request applies meets all applicable codes and regulations of the City of Lacey. Such inspection request form, when submitted to the city, shall include the signatures of both the building owner and building contractor. After the building official inspects the building or structure and project site and finds no violations of the provisions of this code or other laws which are enforced by the code enforcement agency, including any other development regulation adopted by and contained within the Lacey Municipal Code either in whole or by reference, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

Add new Section 110.2.1 Prerequisites for issuance of certificate of occupancy:

The building official shall determine whether the following requirements have been met, as verified by the appropriate department director or designee, prior to issuance of a certificate of occupancy:

1. All provisions of the codes as noted in Section 110.2.1

2. In multifamily developments, all street signs for all interior streets, whether public or private, complying with city standards, have been installed;
3. All improvements required in Lacey Municipal Code Sections 12.24.010 and 12.24.020, for sidewalk, curb and gutter construction are completed or an instrument of financial security acceptable to the City has been posted with the City;
4. If a property containing five or more dwelling units within the same complex, the property is registered in the Residential Building Rental Registration Program as detailed in Lacey Municipal Code Chapter 14.02;
5. All public works improvements are completed and approved, unless otherwise allowed by the director of public works;
6. All required landscaping improvements are completed or an acceptable instrument of financial security has been posted with the city;
7. If the permitted work is a townhouse development regulated by Lacey Municipal Code Chapter 16.61, final plat or final short plat approval has been completed;
8. All specific project conditions have been completed in accordance with the land use approval.

**New Section 110.2.1.1 Financial Security.**

Financial Security means a method of providing surety of financial performance and may include provision of a bond, assignment of savings, letter of credit or other financial guarantee acceptable to the City. The financial security shall be in the amount equal to 150 percent of the estimated costs for completion of the work covered by the security. All such secured work shall be completed within six months of the date of the issuance of the certificate of occupancy. One six month extension may be granted by the enforcing officer if necessary to complete the work.

**110.6 Violation of requirements for certificate of occupancy.**

The City Council affirms that the issuance of any certificate of occupancy is of vital importance in the safeguarding of life safety, property safety and health of occupants of any structure; and further, that the enforcement of all city development regulations is of vital importance to the city's economic vitality and the public good. Any person allowing a building to be occupied without a certificate of occupancy first being issued as required by this Chapter shall be subject to the civil penalty provisions of Section 110.6 and is subject to be ordered abated in accordance with the abatement procedures specified in Lacey Municipal Code Chapter 14, including posting to prevent occupancy.

**110.6.1 Notice of civil penalty--certificate of occupancy violation.**

**110.6.1.1. Issuance.**

1. When the building official determines that a violation of the certificate of occupancy requirements specified in Chapter 14.03, LMC has occurred or is occurring, the building official shall issue a Notice of Civil Violation to the person responsible for the violation. The "person responsible" can be the property owner, project developer, project superintendent, business owner, corporate owner, an agent of any of those persons, or any other person responsible for the control of the building or structure. Any one or combination of those persons may be cited, either separately or jointly.

#### 110.6.1.2. Content.

The Notice of Civil Violation shall include the following information:

1. The name and address of the person responsible for the violation; and
2. The street address or a description sufficient for identification of the building, structure, premises, or land upon or within which the violation has occurred or is occurring; and
3. A description of the violation and a reference to Section 110 as amended herein; and
4. The required date and time by which the conditions preventing the issuance of a certificate of occupancy must be completed after which the city may order the building or structure vacated in accordance with the abatement procedure specified in Chapter 14.16, Lacey Municipal Code; and
5. A statement that the costs and expenses of abatement incurred by the city pursuant to Section 14.40.060(D) and a monetary penalty in an amount per day for each violation as specified in Section 110.6.1.5 may be assessed against the person to whom the Notice of Civil Violation is directed as specified and ordered by the building official.

#### 110.6.1.3. Service of Notice.

The building official shall serve the Notice of Civil Violation upon the person to whom it is directed, either personally or by mailing a copy of the Notice of Civil Violation to such person at their last known address. If the person to whom it is directed cannot after due diligence be personally served within Thurston County and if an address for mailed service cannot after due diligence be ascertained, notice shall be served by posting a copy of the Notice of Civil Violation conspicuously on the affected property or structure. Proof of service shall be made by a written declaration under penalty of perjury executed by the person effecting the service, declaring the time and date of service, the manner by which the service was made, and if by posting the facts showing that due diligence was used in attempting to serve the person personally or by mail.

#### 110.6.1.4. Extension.

No extension of the time specified in the Notice of Civil Violation for correction of the violation may be granted, except by order of the hearings examiner.

#### 110.6.1.5. Monetary Penalty.

The monetary penalty for each separate violation shall be 1% of the permit value of the building or structure, with a minimum of \$500.00.

#### 110.6.1.6. Continued Duty to Correct.

Payment of the monetary penalty does not relieve the person to whom the Notice of Civil Violation was issued of the duty to correct the violation.

#### 110.6.1.7. Collection of Monetary Penalty.

1. The monetary penalty constitutes a personal obligation of the person to whom the Notice of Civil Violation is directed. Any monetary penalty assessed must be paid to the city of Lacey at the department of community development within ten calendar days from the date of notice from the city that penalties are due.

2. The city shall contract with a collection agency in order to collect monetary penalties from individuals who do not pay within ten calendar days as specified above, or within ten days of the appeal hearing, if such hearing is held.

110.6.1.8. Civil penalties imposed under this chapter shall be paid to the city for deposit in the abatement fund established by LMC Chapter 14.16.

110.6.1.9. The notice of the civil penalty shall be a final order of the city unless, within five days after the notice is received, the person incurring the penalty appeals the penalty by filing a notice of appeal with the department of community development. If a notice of appeal is filed in a timely manner, a hearing shall be conducted by the hearings examiner. Such hearing shall be conducted in accordance with chapters 34.05 and 34.12 RCW, and Section 1D.010 of the Development Guidelines and Public Works Standards. At the conclusion of the hearing, the Hearings Examiner shall determine whether the penalty should be affirmed, reduced, or not imposed and shall issue a final order setting forth the civil penalty assessed, if any. The order issued by the Hearings Examiner may be appealed to superior court.

110.6.1.10. Failure to Appear.

If the person to whom the Notice of Civil Penalty was issued fails to appear at the scheduled hearing, the examiner will enter an order finding that the violation occurred and assessing the appropriate monetary penalty. The city will carry out the hearings examiner's order and recover all related expenses, plus the cost of the hearing and any monetary penalty from that person.

110.6.1.11. Appeal to Superior Court.

An appeal of the hearings examiner's decision must be filed with the Thurston County Superior Court within twenty calendar days from the date the final appeal decision was mailed to the person to whom the Notice of Civil Penalty was directed, or is thereafter barred.

Add new definition to Section 202:

Family Child Day Care Home, is a child day care facility, licensed by the state, located in the family abode of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.

Section 310.1, R-3, amended: Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two dwelling units as applicable in Section 101.2, adult family homes, or adult or family child day care homes or facilities that provide accommodations to five or fewer adults or twelve or fewer children for less than 24 hours. Adult and child care facilities that are within a single-family home are permitted to comply with the *International Residential Code* in accordance with Section 101.2.

Add new section 310.3, as follows: Adult Family Homes.

310.3.1 General.

This section shall apply to all newly constructed adult family homes and all existing single family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the State of Washington Department of Social and Health Services prior to July 1, 2001.

310.3.2 Submittal Standards.

In addition to those requirements in Section 106, the submittal shall identify the project as a Group R, Division 3 Adult Family Home Occupancy. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room.

### 310.3.3 Sleeping Room Classification.

Each sleeping room in an adult family home shall be classified as:

1. Type S - where the means of egress contains stairs, elevators or platform lifts.
2. Type NS1 - where one means of egress is at grade level or a ramp- constructed in accordance with Chapter 11 is provided.
3. Type NS2 - where two means of egress are at grade level or ramps constructed in accordance with Chapter 11 are provided.

### 310.3.4 Types of Locking Devices.

All bedroom and bathroom doors shall be openable from the outside when locked.

Every closet shall be readily openable from the inside.

### 310.3.5 Smoke Alarm Requirements.

All adult family homes shall be equipped with smoke alarms installed as required for all R-3 occupancies. Alarms shall be installed in such a manner so that the fire warning may be audible in all parts of the dwelling upon activation of a single device.

### 310.3.6 Escape Windows and Doors.

Every sleeping room shall be provided with emergency escape and rescue windows as required for R-3 occupancies.

### 310.3.7 Fire Apparatus Access Roads and Water Supply for Fire Protection.

Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements Chapter 5 of the Fire Code for new construction.

~~— 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."~~

Add new Section 313, as follows:

Section 313 Requirements for Group LC Occupancies

313.1 Group LC Occupancies Defined.

Group LC Occupancies shall include buildings, structures, or portions thereof, used for the business of providing licensed care to clients in one of the following categories regulated by either the Washington Department of Health or the Department of Social and Health Services:

1. Adult residential rehabilitation facility.
2. Alcoholism intensive inpatient treatment service.
3. Alcoholism detoxification service.
4. Alcoholism long term treatment service.
5. Alcoholism recovery house service.

6. Boarding home.
7. Group care facility.
8. Group care facility for severely and multiple handicapped children.
9. Residential treatment facility for psychiatrically impaired children and youth.

**EXCEPTION:**

Where the care provided at an alcoholism detoxification service is acute care similar to that provided in a hospital, the facility shall be classified as a Group I, Division 1.1 hospital.

**313.2 Construction, Height and Allowable Area.**

**313.2.1 General.**

Buildings or parts of buildings classed in Group LC because of the use or character of the occupancy shall be limited to the types of construction set forth in this section.

**313.2.1.1 Type of construction.**

Except as provided herein, LC Occupancy buildings may be of any construction type allowed in this code and shall not exceed the limits specified in Sections 504, 505 and 506.

Group LC Occupancies which are licensed for more than six clients and which are more than two stories in height or which have more than 3,000 square feet (279 m<sup>2</sup>) above the first story shall not be less than one-hour fire-resistive construction throughout.

**EXCEPTION:**

Buildings which are licensed for not more than 16 clients may be of Type V-B construction provided:

1. The entire building has an interior wall and ceiling covering consisting of 1/2 inch gypsum wall board or an approved equal installed in accordance with Section 2508; and,
2. An approved smoke-detection system, supervised by an approved central, proprietary or remote station service, is installed throughout the entire structure and is interconnected with any required sprinkler system.

For attic space partitions and draft stops, see Section 717.

**313.2.1.2 Area and height.**

Buildings classified as Group LC Occupancy shall not exceed, in area or height, the limitations set forth in Table 503 for Group R, Division 2 Occupancies.

**EXCEPTION:**

LC Occupancies licensed for six or fewer clients may be of unlimited area provided they are limited to three stories or less.

**313.2.1.3 Mixed Occupancies.**

Group LC Occupancies shall be separated from Group H Occupancies by a four-hour fire-resistive occupancy separation and shall be separated from all other occupancies by a one-hour fire-resistive assembly.

## EXCEPTIONS:

1. An occupancy separation need not be provided between a Group LC Occupancy licensed for 16 or fewer clients and a carport having no enclosed use above, provided the carport is entirely open on two or more sides.
2. In a Group LC Occupancy licensed for 16 or fewer clients, the one-hour occupancy separation between a Group LC Occupancy and a Group U, Division 1 Occupancy, may be limited to the installation of materials approved for one-hour fire-resistive construction on the garage side and a self-closing, tight-fitting solid-wood door 1 3/8 inches (35 mm) in thickness, or a self-closing tight-fitting door having a fire-protection rating of not less than 20 minutes when tested in accordance with NFPA 252 or UL 10C, without the hose stream test, is permitted in lieu of a one-hour fire assembly. Fire dampers need not be installed in air ducts passing through the wall, floor or ceiling separating a Group LC Occupancy from a Group U Occupancy, provided such ducts within the Group U Occupancy are constructed of steel having a thickness not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) and having no openings into the Group U Occupancy.
3. An occupancy separation need not be provided between a Group LC, Boarding Home Occupancy and a Group R, Division 2 Occupancy.

### 313.3 Location on Property.

For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 503 and Chapter 6. For the purpose of this determination, LC Occupancies licensed for six or fewer clients shall comply with provisions for Group R, Division 3 Occupancies; and all other LC Occupancies shall comply with provisions for Group R, Division 2 Occupancies.

### 313.4 Access, Means of Egress, and Emergency Escape.

#### 313.4.1 Evacuation capability.

Evacuation capability is the ability of the clients of a licensed care facility to respond to an emergency situation and either evacuate a building or move to a point of safety. Clients shall be classified in one of the following levels:

- I –persons physically and mentally capable of walking or traversing a normal path to safety, including the ascent and descent of stairs, and capable of self-preservation, without the physical assistance of another person.
- II – persons physically and mentally capable of traversing a normal path to safety with the use of mobility aids, but unable to ascend or descend stairs without the physical assistance of another person.
- III –persons physically or mentally unable to walk or traverse a normal path to safety without the physical assistance of another person.

#### 313.4.2 Means of egress.

Means of egress shall be provided as specified in Chapter 10. For the purpose of determining egress requirements, Group LC Occupancies shall be considered to have an occupant load factor of 300. At least two means of egress shall be required when the number of occupants (clients and staff) is 10 or more. For all other requirements of Chapter 10, Group LC Occupancies licensed for

six or fewer clients shall comply with provisions for Group R, Division 3 Occupancies; and all other Group LC Occupancies shall comply with provisions for Group R, Division 2 Occupancies.

**EXCEPTIONS:**

1. Means of egress illumination required by Section 1006 need not be provided in any Group LC Occupancy licensed for six or fewer clients.
2. In LC Occupancies with an approved automatic fire sprinkler system and approved automatic fire alarm system, waiting and resting areas may be open to the corridor provided:
  - 2.1 Each rest area does not exceed 150 square feet, excluding the corridor width; and
  - 2.2 Walls defining the space shall continue the construction of the corridor's wall; and
  - 2.3 The floor on which the rest area or areas are located is divided into at least two compartments by smoke barrier walls of not less than one-hour fire-resistive construction meeting the requirements of Chapter 7; and
  - 2.4 Combustible furnishings located within the rest area are flame resistant as defined by International Fire Code Section; and
  - 2.5 Emergency means of egress lighting is provided as required by Section 1006 to illuminate the area.

**313.4.3 Accessibility.**

In new construction, Group LC Occupancies regardless of the number of clients shall comply with accessibility standards for Group R, Division 2 apartment buildings or congregate residences as specified in Chapter 11.

Where a Group LC Occupancy is being established by change of occupancy in an existing building, the building shall be altered to comply with apartment building or congregate residence provisions of Chapter 11 if any client is a person with disability. The alterations shall provide the minimum necessary access appropriate for the disabilities of clients. Any alteration, whether to accommodate a client with disability or for another purpose, shall comply with Part III of Chapter 11.

**313.4.4 Emergency escape.**

**313.4.4.1 Location of sleeping rooms.** In every licensed care facility, all sleeping rooms occupied by clients with an evacuation capability of II or III shall be located on a grade level floor which provides not less than two means of egress which do not require clients to use stairs, elevator, or platform lift to exit the facility.

**EXCEPTIONS:**

1. In a Group LC Occupancy licensed to provide care to two or fewer clients with an evacuation capability of II or III and six or fewer total clients, only one means of egress which does not require clients to use stairs, elevator or platform lift to exit the facility need be provided.
2. Sleeping rooms for clients with an evacuation capability of II or III may be located on floors other than at grade level, provided the facility is divided into at least two compartments by smoke barriers of not less than one-hour fire-resistance meeting the requirements of Chapter 7.

**313.4.4.2 Escape windows and doors.**

Every sleeping room below the fourth story (including basements) shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court. The emergency window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

**EXCEPTION:**

The window or door may open into an atrium complying with Section 404 provided the window or door opens onto an exit access balcony and the sleeping room has an exit or exit-access doorway which does not open into the atrium.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet (0.53 m<sup>2</sup>). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches (1118 mm) above the floor.

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape and rescue windows shall comply with the following:

1. The clear horizontal dimension shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m<sup>2</sup>), with a minimum dimension of 36 inches (914 mm).
2. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm).

Bars, grilles, grates or similar devices may be installed on emergency escape windows, doors or window wells, provided:

1. The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort; and
2. The building is equipped with smoke detectors installed in accordance with Section 313.8.

**313.5 Light, Ventilation and Sanitation.**

**313.5.1 General.**

For the purpose of determining the light and ventilation for Group LC Occupancies required by this section, any room may be considered as a portion of an adjoining room when one half of the area of the common wall is open and unobstructed and provides an opening of not less than one tenth of the floor area of the interior room or 25 square feet (2.3 m<sup>2</sup>), whichever is greater.

Exterior openings for natural light or ventilation required by this section shall open directly onto a public way or a yard or court as set forth in Section 313.5.4.

**EXCEPTIONS:**

1. Required exterior openings may open into a roofed porch where the porch:
  - 1.1 Abuts a public way, yard or court; and

1.2 Has a ceiling height of not less than 7 feet (2134 mm); and

1.3 Has a longer side at least 65 percent open and unobstructed.

## 2. Skylights.

### 313.5.2 Light.

Sleeping rooms and habitable rooms within Group LC Occupancies shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of 10 square feet (0.93 m<sup>2</sup>).

#### EXCEPTION:

Kitchens may be provided with artificial light.

### 313.5.3 Ventilation.

Group LC Occupancies shall comply with provisions for Group R Occupancies as provided in the Washington State Ventilation and Indoor Air Quality Code (Chapter 51-13 of the Washington Administrative Code).

### 313.5.4 Yards and Courts.

#### 313.5.4.1 General.

This section shall apply to yards and courts adjacent to exterior openings that provide required light or ventilation. Such yards and courts shall be on the same property as the building.

#### 313.5.4.2 Yards.

Yards shall not be less than 3 feet (914 mm) in width for one-story and two-story buildings. For buildings more than two stories in height, the minimum width of the yard shall be increased at the rate of 1 foot (305 mm) for each additional story. For buildings exceeding 14 stories in height, the required width of the yard shall be computed on the basis of 14 stories.

#### 313.5.4.3 Courts.

Courts shall not be less than 3 feet (914 mm) in width. Courts having windows opening on opposite sides shall not be less than 6 feet (1829 mm) in width. Courts bounded on three or more sides by the walls of the building shall not be less than 10 feet (3048 mm) in length unless bounded on one end by a public way or yard. For buildings more than two stories in height, the court shall be increased 1 foot (305 mm) in width and 2 feet (610 mm) in length for each additional story. For buildings exceeding 14 stories in height, the required dimensions shall be computed on the basis of 14 stories.

Adequate access shall be provided to the bottom of all courts for cleaning purposes. Every court more than two stories in height shall be provided with a horizontal air intake at the bottom not less than 10 square feet (0.93 m<sup>2</sup>) in area and leading to the exterior of the building unless abutting a yard or a public way. The construction of the air intake shall be as required for the court walls of the building but in no case less than one-hour fire resistive.

#### 313.5.4.4 Eaves.

Eaves over required windows shall extend no closer than 30 inches (762 mm) from the side and rear property lines.

### 313.5.5 Sanitation.

#### 313.5.5.1 General.

Sanitation facilities shall comply with Chapter 29 and the provisions of this section. Any room in which a water closet is located shall be separated from food preparation or storage rooms by a self-closing tight-fitting door.

#### 313.5.5.2 Group LC Occupancies with six or fewer clients.

Group LC Occupancies licensed for six or fewer clients shall be provided with not less than one water closet, one lavatory and one bathtub or shower.

#### 313.5.5.3 Group LC Occupancies with more than six clients.

Group LC Occupancies licensed for more than six clients shall provide not less than one water closet for each 10 male clients, or fractional part thereof, and not less than one water closet for each 8 female clients, or fractional part thereof.

In addition, not less than one lavatory shall be provided for each 12 male clients, or fractional part thereof, and not less than one lavatory for each 12 female clients, or fractional part thereof. Where the number of clients of either sex exceeds 12, one lavatory shall be added for each additional 20 males, or fractional part thereof, and one lavatory shall be added for each additional 15 females, or fractional part thereof.

In addition, not less than one bathtub or shower shall be provided for every eight clients, or fractional part thereof. Where there are female clients, one additional bathtub or shower shall be provided for each 30 female clients, or fractional part thereof. Where the number of total clients exceeds 150, one bathtub or shower shall be provided for each 20 clients, or fractional part thereof, over 150 clients.

### 313.6 Room Dimensions.

#### 313.6.1 Ceiling heights.

Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet (2134 mm). The required height shall be measured from the finished floor to the lowest projection from the ceiling.

#### EXCEPTIONS:

1. Beams and girders spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (153 mm) below the required ceiling height.
2. Ceilings in basements without habitable spaces may project to within 6 feet 8 inches (2032 mm) of the finished floor, and beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor.
3. Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet (2134 mm) in height, with no portion of the required floor area less than 5 feet 9 1/2 (1754 mm) in height.

#### 313.6.2 Floor area.

Group LC Occupancies shall have at least one room which shall have not less than 120 square feet (11.2 m<sup>2</sup>) of floor area. Other habitable rooms except kitchens shall have an area of not less than 70 square feet (6.5 m<sup>2</sup>).

Portions of a room with a sloped ceiling measuring less than 5 feet (1524 mm) or a flat ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum habitable area for that room.

#### 313.6.3 Width.

Habitable rooms other than kitchens shall not be less than 7 feet (2134 mm) in any dimension.

#### 313.7 Shaft and Exit Enclosures.

Exits shall be enclosed as specified in Chapter 10.

Elevator shafts, vent shafts, dumbwaiter shafts, clothes chutes and other vertical openings shall be enclosed and the enclosure shall be as specified in Chapter 7.

#### 313.8 Smoke Detectors and Sprinkler Systems.

##### 313.8.1 Smoke detectors.

###### 313.8.1.1 General.

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

###### 313.8.1.2 Additions, alterations or repairs.

When the valuation of an addition, alteration or repair to a Group LC Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms is added or created in an existing Group LC Occupancy, smoke detectors shall be installed in accordance with Sections 313.8.1.3 and 313.8.1.4 of this section.

###### EXCEPTION:

Repairs to the exterior surfaces are exempt from the requirements of this section.

###### 313.8.1.3 Power source.

In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Section 313.8.1.2.

###### 313.8.1.4 Location.

A detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the Group LC Occupancy has more than one story or in facilities with basements, a detector shall be installed on each story and in the basement. Where a story or basement is split into two or more levels, the smoke detector shall be



installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. Where the ceiling height of a room open to a hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the Group LC Occupancy in which they are located.

### 313.8.2 Sprinkler and standpipe systems.

#### 313.8.2.1 Sprinkler Systems.

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

#### EXCEPTION:

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

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

#### EXCEPTIONS:

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

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

#### 313.8.2.2 Standpipe systems.

Standpipe systems shall be provided where required by Section 905.

### 313.9 Fire Alarm Systems.

Group LC Occupancies licensed for more than 16 clients shall be provided with an approved manual and automatic fire alarm system. The local alarm shall provide an alarm signal with a sound pressure level of 15 dBA above the average ambient sound level in every occupied space within the building. The minimum sound pressure level shall be 70 dBA. The maximum sound pressure level shall not exceed 110 dBA at the minimum hearing distance from the audible appliance.

### 313.10 Heating.

Group LC Occupancies shall be provided with heating facilities capable of maintaining a room temperature of 70°F (21°C) at a point 3 feet (914 mm) above the floor in all habitable rooms.

### 313.11 Special Hazards.

Chimneys and heating apparatus shall conform to the requirements of Chapter 31 and the Mechanical Code.

In Group LC Occupancies licensed for more than six clients, the storage, use and handling of flammable and combustible liquids shall be in accordance with the Fire Code. In such facilities, doors leading into rooms in which Class I flammable liquids are stored or used shall be protected by a fire assembly having a one-hour fire-protection rating. Such fire assembly shall be self-closing and shall be posted with a sign on each side of the door in 1-inch (25.4 mm) block letters stating: FIRE DOOR—KEEP CLOSED.

In Group LC Occupancies licensed for more than 16 clients, rooms containing a boiler, central heating plant or hot-water supply boiler shall be separated from the rest of the building by not less than a one-hour occupancy separation.

#### Section 403.1 Scope.

The provisions of this section shall apply to all buildings having occupied floors 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.

Add new Section 419, Minimum Crime Prevention Elements.

Section 419 . In all Group R, Division 2 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 2 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."

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

Section 2: Section 14.07.015 of the Lacey Municipal Code is hereby amended to read as follows:

**14.07.015 Amendments--Additions.**

Section 101.1 Title.

These regulations shall be known as the Fire Code of the City of Lacey, herinafter referred to as "this code."

- A. Wherever the word "jurisdiction" is used in the International Fire Code, it means the City of Lacey.
- B. Wherever the term "corporate counsel" is used in the International Fire Code, it means the attorney for the city.
- C. "Fire Department" means Thurston County Fire Protection District No. 3, a municipal corporation, which agency is under contract to provide related services to the city.
- D. "Fire Chief", for the purpose of Section 104.11 means the fire chief of Thurston County Fire Protection District No. 3. For all other purposes in the code, "fire chief" means the fire code official.

Section 103.1 General. [Amended section]

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

Section 105.1.1. Permits required.

[Amend section] Permits required by this code shall be obtained from the Lacey Community Development Building Department. Permit fees, if any, shall be paid prior to issuance of the

permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official and the building code official.

**Section 105.4.1 Submittals. [Amend section]**

Submittals shall be made to the Lacey Community Development Building Department. Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. More specifically, for fire alarm systems three sets are required and for automatic sprinkler systems four sets are required. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed and have licenses and credentials as required by the state of Washington. All companies installing fire protection systems within the city of Lacey shall have a city of Lacey business license.

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

**Section 105.7.3 Fire alarm and detection systems and related equipment. [amend section]**

A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment.

**EXCEPTION:**

Household fire warning equipment installed in Group Use R-3 occupancies.

Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

**Section 202 General Definitions. [Add the following definition:]**

**FIRE APPARATUS.** See Section 502.1.

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

**Section 501.4 Timing of Installation. [Amended section]** When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to issuance of any building permit for the project, except grading permits, and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles in accordance with Section 505.2.

**Section 502.1 Definitions. [Add the following definition:]**

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

**Section 503.1.1 Buildings and facilities. [Amend section]** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of

this section and shall extend to within 150 feet (45.72 m) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**EXCEPTION:**

The fire code official is authorized to increase the dimensions of 150 feet (45.72 m) where:

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

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

**Section 503.1.4 Obstruction prohibited. [Add new section]**

Parking of motor vehicles or otherwise obstructing marked fire lanes is prohibited and the violation of the prohibition constitutes a misdemeanor.

**Section 503.2.8 Distance from Structures. [Add new section]**

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

**Section 503.6 Security gates. [Amend section]**

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

All residential, commercial, or industrial developments which are to be constructed with their access points containing locking gates shall be constructed in a manner which includes the installation of an emergency vehicle preemption system to open all such gates to allow for immediate entry of emergency vehicles into the development. Such system shall be a priority control system that employs data-encoded infrared communication to identify the emergency response vehicle. The type of system to be installed must be compatible with the traffic signal priority control system used by the city of Lacey. The design and final installation of the system must be approved by the city of Lacey. Further, such system must be maintained in proper working order by the owners of the development or the proper homeowners or business owners association, whichever shall be the case.

The security gates and the emergency operation shall be maintained operational at all times.

**Section 503.7 Enforcement. [Add new section]**

Enforcement of Section 503.1.4 of the International Fire Code shall be the responsibility of the city police department which shall have the authority to impound or otherwise cause such obstruction to

be removed, and said remedies shall be in addition to the criminal penalties provided by the Lacey Municipal Code.

**Section 508.5.1 Where required. [Amend section]**

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

**EXCEPTIONS:**

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. (183 m) and need only provide water supply in accordance with this section when required as a condition of a modification or installation of a public water system, or a condition of platting and/or other land use approval.
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the distance requirement shall be 600 feet (183 m).

Adult family homes shall be provided with fire flow as if new construction for a Group R-3 occupancy.

**Section 508.5.7 Fire hydrant locations and distribution. [Add new section]**

Public and private fire hydrants shall be provided as required in Sections 508.5.7.1 through 508.5.7.8. Fire hydrants shall be placed in locations approved by the code official and along fire apparatus access roads and adjacent public streets.

**508.5.7.1 Spacing on public and private roads.**

Fire hydrants shall be placed on public and private roads every 330 feet when serving all occupancies other than Group Use R-3 and U. For Group Use R-3 and U occupancies fire hydrants shall be placed every 660 feet.

**508.5.7.2 At intersections.**

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

**EXCEPTION:**

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

**508.5.7.3 Minimum number of hydrants.**

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

**508.5.7.5 Fire Department Connections.**

A fire hydrant shall be located within 40 feet of a fire department connection.

508.5.7.5 Distance from buildings.

Fire hydrants shall be placed no closer than 40 feet from the building or structure protected.

508.5.7.6 On-site hydrants.

Buildings or structures having a water flow requirement of 2,500 gpm or more shall be protected by hydrants spaced an average of 300 feet and supplied by looped 8 inch or larger water mains around the building.

508.5.7.7 Arterial Roads.

In no case shall hydrants which are located across any roadway designated as an arterial by the Department of Public Works be considered available.

508.5.7.8 Existing fire hydrants.

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

Section 903.2 Where required. [Amend section]

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

**EXCEPTION:**

Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by a wall with a fire-resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not less than 2 hours.

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 resistive fire wall without openings as defined in Section B104.2 of Appendix B may be used to maintain the maximum gross floor area stated herein.

Section 903.2.2 Group E [Amend section]

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

For the purpose of this section, additions exceeding 60 percent of the value of such building or structure, or alterations and repairs to any portion of a building or structure within a twelve-month period that exceeds 100 percent of the value of such building or structure shall be considered new construction. In the case of additions, area separation walls shall define separate buildings.

**EXCEPTION:**

Portable school classrooms, provided:

1. Aggregate area of clusters of portable school classrooms does not exceed 5,000 square feet (1465 m<sup>2</sup>); and
2. Clusters of portable school classrooms shall be separated as required in the International Building Code.

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

Section 903.2.14 Group LC occupancies [Add new section]

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

EXCEPTION:

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

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

EXCEPTIONS:

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

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

Section 903.3.7 Fire department connections. [Amend section] The location of fire department connections shall be approved by the fire code official. A fire department connection shall be located within 40 feet of a fire hydrant.

Section 903.4.1 Signals. [Amend section] Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, with central station service as defined NFPA 72.

EXCEPTIONS:

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

Section 905.3 Required installations. [Amend section]



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

**EXCEPTION:**

Standpipe systems are not required in Group R-3 occupancies.

**Section 906.2 General requirements. [Amend section]**

Fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

**EXCEPTIONS:**

1. The travel distance to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.
2. In addition to the maintenance requirements of NFPA 10, all portable fire extinguishers shall be subject to internal maintenance at least annually and at such additional times as shall be indicated by an inspection. However, internal maintenance is not required on portable CO<sub>2</sub> fire extinguishers provided that they are maintained per the NFPA 10.

**Section 907.1.2 Equipment. [Amend section]**

Systems and their components shall be listed and approved for the purpose for which they are installed.

The fire alarm control panel, remote annunciator panel and access keys to locked fire alarm equipment shall be installed and maintained in locations approved by the fire code official.

**Section 907.2 Where required – new buildings and structures. [Amend section]**

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

Fire alarm systems required by Sections 907.2.1 through 907.2.24 shall be of an addressable type.

**EXCEPTION:**

Group R-3 occupancies.

Where automatic sprinkler protection is installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. Automatic sprinkler protection installed in accordance with Section 903.1.1 or 903.3.1.2 shall be monitored by central station, with central station service as defined in NFPA 72.

In addition to the requirements of this section an approved addressable fire alarm system shall be provided in all buildings containing 7,500 square feet of gross floor area or greater.

**EXCEPTION: Group U occupancies.**

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke

detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

[The remainder of this section is as printed in the International Fire Code and as amended by Chapter 14.07 of the Lacey Municipal Code.]

Section 907.2.10.1.2 Groups R-2, R-3, R-4, I-1 and Adult Family Homes. [Amend section]

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

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

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

Section 907.2.24 LC occupancies. [New section]

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

Section 907.2.24.1 Smoke detectors.

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

Section 907.2.24.1.1 General.

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

Section 907.2.24.1.2 Additions, alterations or repairs.

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

Section 907.2.24.1.3 Power source.

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

#### Section 907.2.24.1.4 Location.

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

#### Section 907.2.24.2 Fire alarm systems.

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

#### Section 907.3 Where required – retroactive in existing buildings and structures. [Amend section]

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

Buildings with fire alarm systems that were required by previously adopted editions of the Lacey Fire Alarm Code shall continue to operate and maintain such fire alarm systems in accordance with the authorized Lacey Fire Alarm Code edition, this code, NFPA 72 and nationally recognized standards.

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

Automatic sprinkler protection shall be monitored by central station, with central station service as defined in NFPA 72.

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

#### Section 907.9.2 Separate Zones. [Amend section]

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

1. Smoke detectors.

2. Sprinkler water-flow devices.
3. Manual fire alarm boxes.
4. Other approved types of automatic fire detection devices or suppression systems.

**Section 907.10.1.5 Accessibility. [New section]**

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

**Section 907.15 Monitoring. [Amend section]**

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

EXCEPTION: Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

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

**Section 907.20.5 Maintenance, inspection and testing. [Amend section]**

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

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

**Section 907.21 False alarms. [New section]**

For any fire alarm system having two false alarms occurring within and one calendar year starting January 1st and ending December 31st, a response fee of \$50.00 (fifty dollars) shall be charged for the second false alarm. With the invoice of the response fee for the second false alarm, the fire code official shall notify the responsible party in writing that they will be held responsible for the actual fire department response cost for any subsequent false alarms occurring within that same calendar year. The cost to respond shall be based on the fee schedule established by Lacey Fire District Three. All fees shall be payable to the responding fire department authority.

**Section 907.22 Areas of evacuation assistance. [New section]**

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

**Section 912 Location. [Amend section]**

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the building for other fire apparatus. The location of the fire department connection shall be approved and shall not be greater than 40 feet from a fire hydrant.

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

**Section 3404.2.9.5.1 Locations where above-ground tanks are prohibited. [Clarification of section]**

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

**Section 3404.3.4.5 LC occupancies. [New section]**

In Group LC Occupancies licensed for more than six clients, the storage, use and handling of flammable and combustible liquids shall be in accordance with the this code. In such facilities, doors leading into rooms in which Class I flammable liquids are stored or used shall be protected by a fire assembly having a one-hour fire protection rating. Such fire assembly shall be self-closing and shall be posted with a sign on each side of the door in 1-inch (25.4 mm) block letters stating: FIRE DOOR – KEEP CLOSED.

**Section 3804.2 Maximum capacity within established limits. [Clarification of section]**

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

**Section B105.1 One and two-family dwellings. [Amend section]**

The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 M2) shall be 750 gallons per minute for each hydrant providing fire flow. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 (344.5 M2) square feet shall not be less than that specified in Table B105.1.

**Section B105.2 Buildings other than one and two-family dwellings. [Amend section]**

The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

**EXCEPTION:**

1. A reduction in required fire flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance

with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. Where buildings are also of Type I or II construction and are a light-hazard occupancy as defined by NFPA 13, or where buildings are also provided with quick response sprinkler heads throughout, the reduction may be up to 75 percent. The resulting fire flow shall not be less than 1,500 gallon per minute (5678 l/min) for the prescribed duration as specified in Table B105.1.

- For buildings not equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code throughout the minimum fire flow obtained in Table B105.1 shall be further modified by Table B 105.2. The resulting fire flow shall not be less than 1,500 gallon per minute (5678 l/min) for the prescribed duration as specified in *Table B105.1*.

**TABLE B105.2**

**OCCUPANCY FIRE FLOW MODIFIERS**

Percentage of Base Fire Flow Credits	Occupancy Groups
-25%	I-1, I-2, I-3, R-1 <sup>(1)</sup> , R-2 <sup>(1)</sup> , R-3 <sup>(1)</sup> (> 3,600 Sq. Ft.)
-20%	A-1, A-3, A-4, A-5, I-4
-15%	A-2, E
-10%	B, F-2
0%	H-4, M

Surcharges:

+10%	(High Piled Stock), F-1, S-2
+15%	S-1
+20%	H-3
+25%	H-1, H-2, H-5

(1) The 25% reduction for Use Group R occupancies is the same reduction per footnote “a.” of Table B105.1. The 25% reduction may only be used once.

Section D103.6 amended as follows:

Signs.

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

Section D103 amended by adding a new Section D103.7 Curbs and Striping, as follows:

Where required by the fire code official, curbs along fire apparatus access roads shall be painted red, 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 land 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.

Section D107.1 is amended as follows:

**D107.1 One- or two-family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

**Exceptions:**

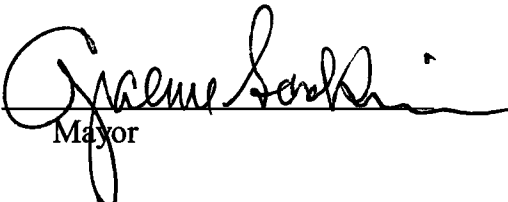
1. Where there are 30 or fewer number of dwelling units exceeds 30 on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Section 3: The summary attached hereto is approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this \_

25th day of September, 2003

CITY COUNCIL

By   
Mayor

Attest:

  
City Clerk

Approved as to form:

  
City Attorney

Published: Monday, September 29, 2003

SUMMARY FOR PUBLICATION

ORDINANCE 1210

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on September 25, 2003, Ordinance No. 1210, entitled "AN ORDINANCE REMOVING REFERENCES IN THE LACEY MUNICIPAL CODE RELATING TO THE FORMERLY ADOPTED UNIFORM BUILDING CODE, AMENDING THE INTERNATIONAL FIRE CODE, AMENDING SECTIONS 14.04.015 AND 14.07.015 OF THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION "

The main points of the Ordinance are described as follows:

1. Section 14.05.015 of the Lacey Municipal Code is amended to remove references to the formerly adopted Uniform Building Code.
2. Section 14.07.015 of the Lacey Municipal Code is amended to correct and clarify language in section D107.1 of the International Fire Code.

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 29, 2003.  
Monday



Legal #7966

**SUMMARY  
FOR PUBLICATION  
ORDINANCE 1209  
CITY OF LACEY**

The City Council of the City of Lacey, Washington, passed on September 11, 2003, Ordinance No 1209, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ANNEXING TERRITORY TO THE CITY OF LACEY, ESTABLISHING THE ZONING FOR SUCH PROPERTY TO BE BUSINESS PARK AND APPROVING A SUMMARY FOR PUBLICATION (CREST BUILDERS 20 ACRES)"

The main points of the Ordinance are described as follows

The City Council of the City of Lacey approved the annexation of 20 acres of property located north of Britton Parkway and west of Marvin Road into the City of Lacey, said property to be zoned Business Park

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

Publish September 15, 2003

ORIGINALS  
Sent original to  
be recorded  
9-16-03

After recording return document to:

City of Lacey  
Department of Public Works  
PO Box 3400  
Lacey, WA 98509-3400

Document Title:

ORDINANCE

Grantor(s) (Last name first, then first name and initials):

1. CREST BUILDERS
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

5. Additional name(s) on page \_\_\_\_\_ of document.

Grantee: **CITY OF LACEY**

Abbreviated Legal Description (i.e. lot, block, plat or section, township, range):

NY2 OF SE1/4 OF SE1/4

SEC 33, 18N, 1W

Actual legal is on page 5 of document.

Assessor's Property Tax Parcel Number:

11803940000

Section, Township, Range: S 03, T 18 N, R 1W, W.M.

Fronting Street:

BRITTON PARKWAY

Cross Street: \_\_\_\_\_



3575380

Page. 1 of 6

09/17/2003 08 40A

CITY OF LACEY

ORD

\$24 00

Thurston Co. Wa.