

16.05.070 International Building Code adopted.

The 2009 Edition of the International Building Code, as adopted by the State Building Code Council in Chapter 51-50 WAC, as published by the International Code Council, including Appendix Chapter E (Accessibility), ICC A117.1-2003 (Accessible Standards), Appendix Chapter H (Signs), excluding Chapter 1, Administration, is adopted, together with the following amendments and additions.

The 2009 International Existing Building Code (IEBC) is included in the adoption of the International Building Code as provided by IBC Section 3401.5 and amended in WAC 51-50-480000, excluding Chapter 1, Part 2, Administration. The Construction Administrative Code, as set forth in Chapter 16.20 SMC, shall be used in place of IEBC Chapter 1, Part 2, Administration.

Exceptions. The provisions of this code shall not apply to temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables and fruits. "Temporary growing structure" means a structure that has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to provide plants with frost protection or increased heat retention. A temporary growing structure is not considered a building for purposes of this code.

The provisions of this code shall not apply to the construction, alteration, or repair of temporary worker housing except as provided by rule adopted under Chapter 70.114A RCW. "Temporary worker housing" means a place, area, or piece of land where sleeping places or housing sites are provided by an employer for his or her employees or by another person, including a temporary worker housing operator, who is providing such accommodations for employees, for temporary, seasonal occupancy, and includes "labor camps" as defined and regulated by state law (RCW) and Washington Administrative Code.

(1) Add new stand-alone section as follows:

Design Criteria shall be as follows:

GROUND AND ROOF SNOW LOAD: 25 PSF

SEISMIC DESIGN CATEGORY: D

WIND SPEED: 70 mph sustained with 85 mph gust

WIND EXPOSURE: Site Specific. See IBC Section 1609.4

SOIL BEARING: Site specific. See IBC Chapter 18

WEATHERING: Moderate

FROST LINE DEPTH: 12 inches

TERMITE: Slight to moderate

DECAY: Slight to moderate

WINTER DESIGN TEMPERATURE: 26 degrees Fahrenheit

ICE SHIELD UNDERLAYMENT REQUIRED: No

FLOOD HAZARDS: See SMC 15.10

AIR FREEZING INDEX: 145 MEAN

ANNUAL TEMPERATURE: 50 degrees Fahrenheit

(2) New Section 107.2.5.1, Design Flood Elevations.

Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1.

(3) IBC Section 403.2.1.1 No. 2 is amended as follows:

403.2.1.1 Type of construction. The following reductions in the minimum fire-resistance rating of the building elements in Table 601 shall be allowed as provided in Section 403.3:

(a) For buildings not greater than 420 feet (128 m) in height, the fire-resistance rating of the building elements in Type IA construction shall be allowed to be reduced to the minimum fire-resistance ratings for the building elements in Type IB.

Exception: The required fire-resistance rating of columns supporting floors shall not be permitted to be reduced.

(b) In other than Groups F-1, M and S-1 occupancies, the fire-resistance rating of the building elements in Type IB construction shall be permitted to be reduced to the fire-resistance ratings in Type IIA.

(c) The building height and building area limitations of a building containing building elements with reduced fire-resistance ratings shall be permitted to be the same as the building without such reductions.

(4) Section 403.4.7, Standby power, is amended as follows:

A standby power system complying with Chapter 27 shall be provided for standby power loads specified in Section 403.4.7.2.

(5) New Section 403.4.7.1, Special requirements for standby power systems.

If the standby system is a generator set inside a building, the system shall be located in a separate room enclosed with 2-hour fire barriers constructed in accordance with Section 403.4.7.1.1 and Section 707 or horizontal assemblies constructed in accordance with Section 712, or both. System supervision with manual start and transfer features shall be provided at the fire command center.

(6) New Section 403.4.7.1.1, Penetrations.

Penetrations into and openings through a room containing a standby power system are prohibited except for required exit doors, equipment and ductwork necessary for heating, cooling or ventilation, sprinkler branch line piping, or electrical raceway serving the standby power system or being served by the standby power system. Such penetrations shall be protected in accordance with Section 713.

Exception allowed for: Metallic piping with no joints or openings where it passes through the standby power system room.

(7) Amend Section 403.15, Smoke control, as follows:

403.15 Smoke control. A smoke control system meeting the requirements of Section 909 shall be provided in buildings on occupied floors more than 75 feet above the lowest level of fire department vehicle access.

(8) Section 405.8, Underground Buildings, standby power, is amended as follows:

Section 405.8 – Standby power system complying with Section 2702 shall be provided for standby power loads specified in Section 405.8. Fuel-fired emergency generator sets and associated fuel storage, including optional generator sets, located more than 30 feet below the lowest level of exit discharge requires the approval of the fire code official.

(9) Table 508.4, Required Separation of Occupancies (Hours), is amended as follows:

Add footnote reference superscript “fg” to R and group I-1 Occupancy Classification row and column headings. Add footnote fg. to read: See Section 419 for Live/Work Unit separations. See Section 419.420 for Dwelling Unit separation requirements.

(10) Amend Section 903.2, Where required, delete exception, to read as follows:

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

(11) Amend Section [F] 903.2.3, Group E, by deleting exception:

903.2.3. Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

(a) Throughout all group E fire areas greater than 12,000 square feet in area.

(b) Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

(12) Amend Section [F] 903.4.2, Alarms, to read as follows:

Approved audible and visible alarm notification devices to meet the Americans with Disabilities Act, shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the Fire Code Official. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exceptions:

1. Approved domestically supplied local systems with 10 heads or less per building, or,

2. Approved residential sprinkler systems for 1 or 2 dwelling units if not otherwise specifically required.

(13) Amend Section [F] 903.4.3, Floor control valves, to read as follows:

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Exception: When approved by the Fire Code Official in NFPA 13D and NFPA13R systems.

(14) Add new Section [F] 905.3.8, High rise building standpipes, to read as follows:

[F] 905.3.8 High Rise Building Standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 inches. Two 2-1/2 inch hose connections shall be provided on every intermediate floor level landing in every required stairway. Where pressure reduction valves (PRV) are required, each hose connection shall be provided with its own PRV. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.

(15) Add new Section [F] 907.14.1, Monitoring, to read as follows:

When required by the Fire Code Official, all fire detection systems shall be monitored and shall meet the following requirements:

1. Current NFPA Article 72, National Fire Alarm Code.
2. The current International Fire and Building Code.
3. The system shall be supervised.
4. All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the Fire Code Official.
5. The building owner must provide the fire department with proof of monitoring service.
6. The installer shall provide written certification to the Fire Department that the system has been installed in accordance with approved plans and specifications.
7. The system must have a signed maintenance agreement prior to Certificate of Occupancy.

(16) Amend Section 1608.1, General, to read as follows:

Design snow loads shall not be less than 25 PSF uniform roof snow load, nor less than that determined by IBC Section 1607.

(17) Add new section 2702.1.1, Location, to read as follows:

2702.1.1 Location. Location of stationary generators, fuel piping and storage tanks are subject to the approval of the Building Official and/or Fire Code Official.

(18) Amend Section 2902.3.1 to add second exception as follows:

2902.3.1 Requirements

Separate toilet facilities shall be provided for each sex.

Exceptions:

(1) In occupancies serving 15 or fewer persons, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.

(2) In B and M occupancies with a total floor area of 1500 square feet or less, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.

(19) Amend Section 3002.4 to read as follows:

3002.4 Elevator car to accommodate ambulance stretcher.

Where elevators are provided in buildings four or more stories above grade plane; or four or more stories below grade plane; or in any R or I occupancy building provided with an elevator regardless of the number of stories; at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24-inches by 84-inches (610 mm by 1930 mm) with not less than 5-inch radius corners in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

(Ord. O2010-283 § 1 (Att. A); Ord. O2007-214 § 1; Ord. O2004-148 § 2)