



Committee Members: (Chair) Councilmember Elfers, Councilmember Brown, Councilmember Cole,
(Alternate Councilmember Bowman)

Staff: Community & Economic Development Director Ryan Windish

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (First Floor Conference Room), or virtually by using the meeting access link below.

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COMMITTEE BUSINESS

1. Resolution No 1692 - Interlocal Agreement (ILA) with Pierce County for Updating the Commute Trip Reduction (CTR) Plan
2. Ordinance No. 2892 - Updating the City of Sumner Building Codes

REPORTS

1. Year-to-Date Permit Report - June 2024

ADJOURNMENT

SUBJECT: Resolution No 1692 - Interlocal Agreement (ILA) with Pierce County for Updating the Commute Trip Reduction (CTR) Plan

CATEGORY: Consent

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. RESOLUTION NO 1692 - Interlocal Agreement - CTR

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

The City of Sumner is entering into a partnership with Pierce County for the update to the City's Commute Trip Reduction (CTR) Plan as required by state law. The purpose of the Interlocal Agreement (ILA) is to continue a cooperative approach among the parties and other jurisdictions in Pierce County required to plan and administer programs in order to address inter-jurisdictional issues and to meet the statutory requirements of coordination and consistency among the jurisdictions' respective CTR plans, and authorize Pierce County to act on the City's behalf to complete tasks outlined in the agreement between the Washington State Department of Transportation (WSDOT) and Pierce County.

COUNCIL COMMITTEE/STUDY SESSION: Community Development Committee MEETING/STUDY SESSION DATE: 6/26/2024 COMMITTEE RECOMMENDATION: Do Pass
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STAFF RECOMMENDATIONS/MOTION:

Move to adopt Resolution 1692 authorizing the Mayor to enter into an Interlocal Agreement with Pierce County for the purpose of updating the City's Commute Trip Reduction plan as required by state law.

**RESOLUTION NO. 1692
CITY OF SUMNER, WASHINGTON**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUMNER,
WASHINGTON, AUTHORIZING THE MAYOR TO ENTER INTO AN INTERLOCAL
AGREEMENT FOR COMMUTE TRIP REDUCTION PLANNING WITH PIERCE
COUNTY WASHINGTON.**

WHEREAS, the State of Washington, through the Washington State Department of Transportation (WSDOT) has contracted with the Pierce County to provide funding for a Commute Trip Reduction (CTR) plan and program via the Commute Trip Reduction Agreement Number PTD0842 (Agreement PTD0842); and

WHEREAS, Pierce County and the City are each required by statute to maintain a CTR plan and program, which programs must be coordinated together and with other programs in the region; and

WHEREAS, the City of Sumner could contract directly with WSDOT for CTR funding and plan and implement its own independent CTR program but has determined it would not be efficient or cost effective to do so; and

WHEREAS, the WSDOT funds received by Pierce County include money to support a CTR program for the benefit of the City of Sumner; and

WHEREAS, the City of Sumner is willing to forego any portion of the WSDOT CTR funding to which it might-be entitled in exchange for the Pierce County planning and implementing a CTR program that includes the incorporated area of the City of Sumner, and Pierce County is willing to plan and implement such a program; and

WHEREAS, the parties have agreed upon a Statement of Work as set forth in “Exhibit A,” attached hereto and incorporated herein by this reference; and

WHEREAS, the Pierce County Council has previously adopted a budget authorizing the Planning and Public Works Department to use funds identified in Exhibit A to provide the services identified in the Interlocal Agreement.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER,
WASHINGTON DOES RESOLVE AS FOLLOWS:**

Section 1. The Mayor is authorized to enter into an Interlocal Agreement For the purposes of completing Commute Trip Reduction planning as required by state law with Pierce County substantially in a form as approved by the City Attorney.

Section 2. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this resolution, including but not limited to the correction of clerical errors; or references to other local, state, or

federal laws, codes, rules, or regulations.

APPROVED AND ADOPTED this _____ day of July 2024.

Mayor Kathy Hayden

ATTEST: APPROVED AS TO FORM:

Michelle Converse, CMC, City Clerk

City Attorney Andrea Marquez

**CONTRACT FOR SERVICES
BETWEEN PIERCE COUNTY AND CITY OF SUMNER
FOR
TRANSPORTATION DEMAND MANAGEMENT IMPLEMENTATION**

THIS AGREEMENT is entered into this day by and between **PIERCE COUNTY**, a political subdivision of the State of Washington (herein referred to as "the COUNTY") and **CITY OF SUMNER**, a municipal corporation of the State of Washington (herein referred to as "CITY"). COUNTY and CITY may also be referred to individually as "party" and collectively as the "parties."

WHEREAS, the State of Washington, through the Washington State Department of Transportation (WSDOT) has contracted with the COUNTY to provide funding for a Commute Trip Reduction (CTR) plan and program via the Commute Trip Reduction Agreement Number PTD0842 (Agreement PTD0842); and

WHEREAS, the COUNTY and CITY are each required by statute to maintain a CTR plan and program, which programs must be coordinated together and with other programs in the region; and

WHEREAS, the CITY could contract directly with WSDOT for CTR funding and plan and implement its own independent CTR program but has determined it would not be efficient or cost-effective to do so; and

WHEREAS, the WSDOT funds received by Pierce County include money to support a CTR program for the benefit of the CITY; and

WHEREAS, the CITY is willing to forego any portion of the WSDOT CTR funding to which it might be entitled in exchange for the COUNTY planning and implementing a CTR program that includes the incorporated area of the CITY, and COUNTY is willing to plan and implement such a program; and

WHEREAS, the parties have agreed upon a Statement of Work as set forth in "Attachment B," attached hereto and incorporated herein by this reference; and

WHEREAS, the Pierce County Council has previously adopted a budget authorizing the Planning and Public Works Department to use funds identified in Exhibit A to provide the services identified in Exhibit B;

NOW, THEREFORE, in consideration of covenants, conditions, performances, and promises hereinafter contained, the parties hereto agree as follows:

SECTION 1.0 PURPOSE

The purposes of this RCW 39.34.080 service contract are: (1) to continue a cooperative approach among the parties and other jurisdictions in Pierce County required to plan and administer programs in order to address inter-jurisdictional issues and to meet the statutory requirements of coordination and consistency among the jurisdictions' respective CTR plans, (2) to authorize the COUNTY to act on the CITY'S behalf to complete tasks outlined in Agreement PTD0842 between WSDOT and Pierce County,

and (3) allocate to the COUNTY the CITY'S proportionate share of State funds for implementing and administrating a CTR plan.

SECTION 2.0 FUNDING

The sole funding source for this contract is funds obtained by Pierce County from WSDOT, as set forth in "Attachment A." COUNTY'S performance under this contract is expressly conditioned upon the COUNTY'S receipt of funds from WSDOT in accordance with the provisions of Agreement PTD0842. The CITY agrees that COUNTY will retain the funds shown as allocated to CITY in Attachment A in consideration of COUNTY'S performance under this contract. But the parties agree that the individual city allocations shown in Attachment A do not require COUNTY to spend the specified amount for the benefit of the CITY or other cities. The CITY allocation shown in Attachment A would instead be the basis for a proportional distribution of remaining funds if either party terminates this contract.

SECTION 3.0 COUNTY AND CITY SERVICE PROVISIONS

The COUNTY will perform the COUNTY'S obligations described in Attachment B," Statement of Work for the parties," which, by this reference, is made a part of this contract. The CITY remains obligated to perform the CITY-specific tasks assigned to CITY in Attachment B.

SECTION 4.0 REIMBURSEMENT PROVISIONS

The COUNTY is responsible for requesting payment from WSDOT for work completed by the COUNTY on behalf of the CITY. The COUNTY will retain all the funds set forth in Attachment A, including the potential CITY allocation.

SECTION 5.0 AGREEMENT PERIOD

Regardless of the execution date, the effective date of this agreement shall be July 1, 2023, and the expiration date shall be June 30, 2025.

SECTION 6.0 ASSIGNMENT AND SUBCONTRACTING

The CITY shall not assign its obligations or rights under this contract without the express written consent of the COUNTY. The COUNTY shall not assign the entire contract, but COUNTY may subcontract portions of the work required by this contract. To the extent that the CITY is performing any work required by Agreement PTD0842, CITY agrees to be bound by all applicable sections of Agreement PTD0842 and to provide COUNTY with any reports, documentation, or information required to fulfill the obligations of Agreement PTD0842.

SECTION 7.0 NO THIRD PARTY BENEFICIARY

The COUNTY does not intend by this Agreement to assume any contractual obligations to anyone other than the CITY, and the CITY does not intend by this Agreement to assume any contractual obligations to anyone other than the County. The COUNTY and CITY do not intend that there be any third-party beneficiary to this Agreement.

SECTION 8.0 COUNTY AND CITY AS INDEPENDENT CONTRACTOR

Both CITY and the COUNTY are and shall at all times be deemed to be independent contractors. Nothing herein contained shall be construed as creating the relationship of employer and employee, or principal and agent, between CITY and the COUNTY or any of CITY'S or COUNTY'S agents or employees. CITY and the COUNTY shall each retain all authority for services rendered, standards of performance, control of

personnel, and other matters incident to the performance of services by CITY and the COUNTY, respectively, pursuant to this Agreement.

SECTION 9.0 REGULATIONS AND REQUIREMENT

This Agreement shall be subject to all laws, rules, and regulations of the United States of America, the State of Washington, and applicable political subdivisions of the State of Washington.

SECTION 10.0 RIGHT TO REVIEW

This Agreement is subject to review by any Federal or State auditor. The COUNTY or its designee shall have the right to review and monitor the financial and service components of this program by whatever means are deemed expedient by the COUNTY. Such review may occur with or without notice, and may include, but is not limited to, onsite inspection by COUNTY agents or employees, inspection of all records or other materials that the COUNTY deems pertinent to the Agreement and its performance, and all communications with or evaluations by service recipients under this Agreement. The CITY shall preserve and maintain all financial records and records relating to the performance of work under this Agreement for not less than three (3) years from the final payment to the CITY.

SECTION 11.0 MODIFICATIONS

The CITY and the COUNTY may request changes in service to be performed. Any such changes that are mutually agreed upon by the parties shall be incorporated herein by written amendment to this Agreement.

SECTION 12.0 TERMINATION OF THE AGREEMENT

This Agreement will terminate upon expiration of the Agreement Period, as defined in Section 5.0.

SECTION 13.0 EARLY TERMINATION

CITY may terminate this contract before expiration only if

- a. CITY provides written notice at least 90 days before the termination date;
- b. CITY prepares an Administrative Work Plan for a CITY-administered CTR program; and
- c. CITY's Administrative Work Plan is approved in writing by the Washington State Department of Transportation before the termination date.

The COUNTY may terminate the Agreement in whole or in part whenever the COUNTY, in its sole discretion, determines that such termination is in the interests of the COUNTY. COUNTY must provide written notice at least 90 days before the termination date.

If this contract is terminated by either party before the expiration date, the parties agree to negotiate in good faith an agreed proportional share of the funds allocated in Attachment A.

SECTION 14.0 DEFENSE AND INDEMNITY

The CITY agrees to defend, indemnify and save harmless the COUNTY, its appointed and elected officers and employees, from and against all loss or expense, including but not limited to judgments, settlements, attorney's fees and costs by reason of any and all claims and demands upon the COUNTY, its elected or appointed officials or employees for damages because of personal or bodily injury, including death at any time resulting therefrom, sustained by any person or persons, and for damages to property including loss of use thereof, whether such injury to persons or damage to property is due to

the negligence of the CITY, its elected or appointed officials, subcontractors, successors, assigns, agents, servants, or employees, or of the COUNTY, its appointed or elected officers, employees or their agents, except only such injury or damage as shall have been occasioned by the sole negligence of the COUNTY, its appointed or elected officials or employees.

The preceding paragraph is valid and enforceable only to the extent of the CITY's negligence where the damages arise out of services or work in connection with or collateral to, a contract or agreement relative to construction, alteration, repair, addition to, subtraction from, improvement to, or maintenance of, any building, highway, road, railroad, excavation, or other structure, project, development, or improvement attached to real estate, including moving and demolition in connection therewith, a contract or agreement for architectural, landscape architectural, engineering, or land surveying services, or a motor carrier transportation contract and where the damages are caused by or result from the concurrent negligence of (i) the COUNTY or its agents or employees, and (ii) the CITY or the CITY's agents or employees.

With respect to the performance of this Agreement and as to claims against the COUNTY, its officers, agents and employees, the CITY expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance Act, for injuries to its employees and agrees that the obligations to indemnify, defend and hold harmless provided in this Agreement extend to any claim brought by or on behalf of any employee of the CITY. This waiver is mutually negotiated by the parties to this Agreement.

In addition, but only to the extent required by Agreement PTD0842, the CITY agrees to indemnify the State of Washington, the Washington State Department of Transportation, and the COUNTY.

SECTION 15.0 LEGAL COMPLIANCE AND NON-DISCRIMINATION

During the performance of this Agreement, the CITY shall comply with federal, state, and local laws, including (without limitation), those related to unlawful discrimination and to any official investigation related to possible violation of the same.

SECTION 16.0 APPLICABLE LAW AND VENUE

This Agreement shall be governed, construed, and interpreted according to the laws of the State of Washington. In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties hereto agree that any such action or proceedings shall be brought in Pierce County Superior Court. The Parties shall be responsible for their own actual attorney's fees and actual costs.

SECTION 17.0 NOTICE

Any formal notice or communication to be given by either party under this Agreement shall be deemed properly given if delivered to the other party at the address listed below by email or by the U.S. Postal Service or by personal delivery mail to:

City of Sumner
1104 Maple Street
Sumner WA 98390
Attention: City Administrator

Pierce County Planning and Public Works
2702 S 42nd St
Tacoma, WA 98409
Attention: PCPWContractservices@piercecounitywa.gov

Provided that, notice by email shall not be effective unless the subject of the email indicates it is formal notice, includes the name of this Agreement, and the Pierce County contract number for this Agreement. Emailed notice received after 4:30 PM and before 8:30 AM shall be deemed delivered as of 8:30 AM on the next business day. Notice by U.S. Postal Service shall be deemed delivered as of the date of receipt or 3 days after deposit with the U.S. Postal Service, whichever is sooner.

The name and address to which notices and communications shall be directed may be changed at any time, and from time to time, by either CITY or the COUNTY, by giving notice thereof to the other as herein provided.

SECTION 18.0 SEVERABILITY

In the event any term or condition of this Agreement, or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of the Agreement are declared severable.

SECTION 19.0 WAIVER

Waiver of any breach or condition of this Agreement shall not be deemed a waiver of any prior or subsequent breach. No term or condition of this Agreement shall be held to be waived, modified, or deleted except by an instrument, in writing, signed by the parties hereto.

SECTION 20.0 ENTIRE AGREEMENT

This written Agreement represents the entire Agreement between the parties and supersedes any prior oral statements, discussions, or understandings between the parties.

IN WITNESS WHEREOF, the parties have executed this contract as of the date of the chronologically last signature entered below.

CITY OF SUMNER

Approved as to Form:

City Attorney Date

Approved:

Community Administrator Date

PIERCE COUNTY

Approved as to form:

Deputy Prosecuting Attorney Date

Approved:

Deputy Director Date

Finance Director Date

ATTACHMENT A
FUND ALLOCATION METHODOLOGY FOR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
DEMAND MANAGEMENT FUNDS

Budget Summary

Funding allocated by WSDOT for local implementation of CTR activities is based on the following formula:

1. The funding allocation is determined by a WSDOT distribution formula that provides a level of base funding per jurisdiction for the first five employer worksites and over threshold for more than five employer worksites.
2. The individual city allocations shown in the chart below do not require COUNTY to spend the specified amount for the benefit of the CITY or other cities. The CITY allocation in the chart below would instead be the basis for a proportional distribution of remaining funds if either party terminates this contract before expiration.
3. If this contract is terminated before expiration, the parties agree to negotiate distribution of remaining funding based on the remaining full quarters in the contract.
4. The current amount of funds for July 1, 2023-June 30, 2025 is \$299,700.

July 1, 2023 – June 30, 2025 Allocation

Funding covered under this agreement with CITY is bolded.

Funding Calculations					
Jurisdiction	Base Funding	Number of CTR-Affected Worksites	Worksites Over Threshold	Additional Worksite Funding	Biennial Total
Pierce County					
Pierce County	\$250,000	35		\$49,700	\$299,700
Unincorporated	\$31,250	10	5	\$31,076	\$62,326
DuPont	\$31,250	3	0	\$0	\$31,250
Fife	\$31,250	2	0	\$0	\$31,250
Gig Harbor	\$31,250	2	0	\$0	\$31,250
Lakewood	\$31,250	8	3	\$18,624	\$49,874
Puyallup	\$31,250	5	0	\$0	\$31,250
Sumner	\$31,250	3	0	\$0	\$31,250
University Place	\$31,250	2	0	\$0	\$31,250

ATTACHMENT B

STATEMENT OF WORK FOR THE PARTIES COUNTY Statement of Work

The COUNTY shall perform the following tasks:

1. Administrative Work Plan

The COUNTY agrees to submit to WSDOT an administrative work plan by the end of the first quarter of this agreement or when the COUNTY submits its first invoice, whichever is sooner.

- A. The work plan shall identify the deliverables, schedule, expected outcomes, performance measures and the budget specific to strategies associated with Agreement PTD0842 and other strategies as defined in approved and locally adopted CTR plans. These may include, but are not limited to, recruiting new employer worksites, reviewing employer programs, administering surveys, reviewing program exemption requests, providing employer training, providing incentives, performing promotion and marketing, and providing emergency ride home and other commuter services.
- B. The administrative work plan must be approved in writing by the WSDOT Project Manager. The work plan may be amended based on mutual written agreement between the WSDOT Project Manager and the COUNTY.
- C. The COUNTY agrees to carry out the tasks in the WSDOT approved Work Plan, except for the City tasks listed below.

2. 4-year CTR Plan Assistance

The COUNTY shall lead the efforts to assist with the 4-year Plan process by creating a 4-year Plan development timeline and drafting a Plan template based on WSDOT's template provided in the [Guidance for 2025-2029 City, County Regional Commute Trip Reduction Plans](#). The COUNTY will assist with Plan tasks including Plan development, Performance Target selection, select strategies for achieving targets, establish a financial plan, and conduct countywide plan outreach efforts. The COUNTY will hire a consultant to assist with 4-year CTR plan assistance.

3. Reports

The COUNTY shall prepare and submit quarterly and final progress reports pursuant to this agreement and as prescribed in WSDOT's Transportation Demand Implementation Agreement Guidebook, and any amendments thereto, found at <https://wsdot.wa.gov/sites/default/files/2023-02/PT-Guide-CommuteTripReductionGuidebook.pdf> or as requested by WSDOT. Due to Legislative and WSDOT reporting requirements, any required quarterly progress reports shall be submitted for the duration of the AGREEMENT period regardless of whether the underlying funding sources have been exhausted. Post-grant annual performance reporting may also be required as prescribed in the aforementioned guidebook.

4. Use of State Funds for Incentives

The COUNTY agrees to use State funds provided as part of this contract in accordance with incentives guidance to be provided by WSDOT.

5. Survey Coordination

The COUNTY agrees to coordinate with WSDOT and its contracting partners for commute trip reduction employer surveys.

6. Database Updates

The COUNTY agrees to provide WSDOT and the CITY with updated lists of affected or participating worksites, employee transportation coordinators, and jurisdiction contacts, as requested.

7. Coordination with Local CTR Efforts

On the CITY's behalf, the COUNTY agrees to be an active member of the Pierce County TDM/CTR Technical Work Group and other state and local committees.

CITY Statement of Work

The CITY shall perform the following tasks:

1. Ordinance Compliance

- A. The CITY shall maintain a Commute Trip Reduction (CTR) ordinance in compliance with RCW 70.94.521-.555.

2. Appeals, Exemptions, and Modifications

The CITY shall maintain an appeals process consistent with this AGREEMENT and applicable ordinances, and procedures contained in the Commute Trip Reduction Guidelines which may be obtained from WSDOT or found at <https://wsdot.wa.gov/sites/default/files/2023-02/PT-Guide-CommuteTripReductionGuidebook.pdf>.

3. Plan/Program for CITY Employees

The COUNTY shall not be responsible for providing, assisting in the development of, record keeping, or otherwise participating in the CITY's required Commute Trip Reduction Program or Plan for its own employees.

4. 4-year CTR Plan

The City is responsible for the final full draft of the CITY's required 4-year Commute Trip Reduction Plan, submittal to the Puget Sound Regional Council and the Washington Transportation Demand Management Technical Committee, and plan adoption by the CITY's Council and updating city code.

Certificate Of Completion

Envelope Id: 83A0130CA88844E084B93D1416D312C7	Status: Sent
Subject: SC-111082: Transportation Demand Management Implementation Services	
Source Envelope:	
Document Pages: 9	Signatures: 0
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Disabled	Karlee Iverson
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	1102 Broadway
	Ste 101
	Tacoma, WA 98402
	karlee.iverson@piercecountywa.gov
	IP Address: 97.113.50.170

Record Tracking

Status: Original	Holder: Karlee Iverson	Location: DocuSign
6/12/2024 7:09:51 AM	karlee.iverson@piercecountywa.gov	

Signer Events	Signature	Timestamp
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Jason Wilson		Sent: 6/12/2024 7:14:22 AM
jasonw@sumnerwa.gov		Viewed: 6/12/2024 9:20:28 AM
City Administrator		
City of Sumner		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure:		
Accepted: 6/12/2024 9:20:28 AM		
ID: 15a8ecaf-046e-49c6-af2a-a39041d7caad		
Andrea Marquez		Sent: 6/12/2024 7:14:22 AM
andream@sumnerwa.gov		Viewed: 6/12/2024 7:20:08 AM
City Attorney		
City of Sumner		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure:		
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ID: 65694088-f56a-44f9-a67b-c983f94c1571		
Bruce Wagner		
ppwdirector@piercecountywa.gov		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure:		
Accepted: 6/11/2024 8:37:55 AM		
ID: aed4cad4-b0e8-428b-b108-fc1f8fab57d9		
Gary Robinson		
Gary.Robinson@piercecountywa.gov		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure:		
Accepted: 6/11/2024 4:10:38 PM		
ID: 3c2352b1-25a3-489d-83a2-48305c6b17dc		
Ian Northrip		
ian.northrip@piercecountywa.gov		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure:		
Accepted: 6/11/2024 10:47:45 AM		
ID: de5b784a-ef8e-4369-9634-0624143ec3d9		

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Lauren Dase lauren.dase@piercecountywa.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/12/2024 7:14:21 AM Viewed: 6/12/2024 8:23:28 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/12/2024 7:14:22 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact FPM_DocuSign_Procurement:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: curtis.hanson@piercecountywa.gov

To advise FPM_DocuSign_Procurement of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at curtis.hanson@piercecountywa.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from FPM_DocuSign_Procurement

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to curtis.hanson@piercecountywa.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with FPM_DocuSign_Procurement

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to curtis.hanson@piercecounitywa.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify FPM_DocuSign_Procurement as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by FPM_DocuSign_Procurement during the course of your relationship with FPM_DocuSign_Procurement.

SUBJECT: Ordinance No. 2892 - Updating the City of Sumner Building Codes

CATEGORY: Ordinance

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Ordinance_2892_Updating Building Codes
-

STAFF CONTACT: Doug Beagle, Development Services Director

SUMMARY BACKGROUND:

Ordinance No. 2892 amends various chapters in the Sumner Municipal Code (SMC) to implement and update various Building Code chapters in order to accurately reflect and be consistent with the Washington State building codes, including new versions of the International Building Code (IBC), International Existing Building Code (IEBC), International Fire Code (IFC), International Residential Code (IRC), International Mechanical Code (IMC) and Uniform Plumbing Code (UPC).

In addition to adopting the updated state amended codes, the City of Sumner needs to codify existing city amendments into the appropriate SMC code sections, including clarifying code sections and providing pathways for extending permits and renewing expired permits. These changes are designed to better meet the needs of our community, and provide more efficient service to our customers, while maintaining a high level of community safety.

COUNCIL COMMITTEE/STUDY SESSION: Community Development Committee

MEETING/STUDY SESSION DATE: 6/26/2024

COMMITTEE RECOMMENDATION: Do pass

STAFF RECOMMENDATIONS/MOTION:

Move to adopt Ordinance No. 2892 amending the Sumner Municipal Code building code chapters consistent with state law and as needed for clarification.

ORDINANCE NO. 2892
CITY OF SUMNER, WASHINGTON

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, UPDATING CITY BUILDING CODES SECTIONS OF SMC 15.08, 15.10, 15.12, 15.24, 15.32, 15.44 AND 15.48 TO REFLECT UPDATED STATE BUILDING CODES WITH CITY OF SUMNER AMENDMENTS.

WHEREAS, The State of Washington regularly adopts and amends new versions of the International Building Code (IBC), International Existing Building Code (IEBC), International Fire Code (IFC), International Residential Code (IRC), International Mechanical Code (IMC) and Uniform Plumbing Code (UPC); and

WHEREAS, Local Jurisdictions are then required to then adopt the amended IBC, IEBC, IFC, IRC, IMC and UPC; and

WHEREAS, in addition to adopting the updated state amended codes, the City of Sumner needed to codify existing city amendments into the appropriate SMC code sections, including new amendments to clarify code sections and provide pathways for extending permits and renewing expired permits; and

WHEREAS, the changes are designed to better meet the needs of our community and ensure more efficient service while maintaining and high level of community safety.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Amendment to City Code. Sumner Municipal Code Sections 15.08, 15.10, 15.12, 15.24, 15.32, 15.44 and 15.48 are hereby amended as shown on the attached Exhibit A through G which is referenced herein as if fully set forth.

Section 2. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of the ordinance or the validity of its application to other person's circumstances.

Section 3. Effective date. This ordinance shall be effective five (5) days from and after its passage approval and publication as provided by law.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this ____ day of July 2024.

Mayor Kathy Hayden

ATTEST:

APPROVED AS TO FORM:

Michelle Converse, City Clerk

City Attorney Andrea Marquez

First Reading:

[Click here to enter a date.](#) *(Postponed)*

Date Adopted:

[Click here to enter a date.](#)

Date of Publication:

[Click here to enter a date.](#)

Effective Date:

[Click here to enter a date.](#)

Exhibit A
Chapter 15.08
BUILDING CODE¹

Sections:

15.08.010 Codes adopted.

15.08.015 Application of chapter 15.06 SMC.

15.08.020 Amendments.

15.08.030 Building permit and plan review fees.

15.08.010 Codes adopted.

Pursuant to RCW 35A.12.140, the International Building Code, ~~2018 Edition~~, published by the International Code Council as currently amended by the Washington State Building Code Council and published in chapter 51-50 WAC, is adopted by this reference, including Accessible and Usable Buildings and Facilities, ICC/ANSI A117.1-~~2009~~ as currently amended and adopted by Washington State Building Code Council. This adoption by reference shall include any amendments or successive editions hereto, which adoption shall take place immediately upon ~~publication by the International Code Council~~ the effective date issued by the Washington State Building Code Council. (Ord. 2796 § 1, 2021; Ord. 2568 § 2, 2016; Ord. 2439 § 1, 2013; Ord. 2329 § 1, 2010; Ord. 2220 § 1, 2007; Ord. 2085 § 1, 2004; Ord. 1834 § 1, 1998; Ord. 1703 § 1, 1995)

15.08.015 Application of chapter 15.06 SMC.

The provisions of chapter 15.06 SMC shall apply to this chapter. (Ord. 1782 § 9, 1996)

15.08.020 Amendments.

The International Building Code, ~~2015 Edition~~, as adopted by reference in SMC 15.08.010, is amended as hereinafter set forth, and as so amended shall supersede the section so numbered.

[A] 105.3 Application of Permit.

Subsection 2. Description of the property which the work is to occur on, the physical building address(s) and parcel number(s) shall be included on the application and the physical building address(s) shall be included on the plans submitted for permit.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall not be granted if an application has been deemed abandoned for more than 60 days and there has been a new code cycle adopted.

[A] 105.5 Expiration. Every permit issued shall be valid for 3 calendar years from the date of issuance, provided construction is started within 1 calendar year of the date of issuance and there has been at least one inspection scheduled with a result other than cancelled. Additionally, there must be no suspension of

work exceeding 180 consecutive days without just cause or the permit will become expired for no pursuit in good faith.

[A] 105.5.1 Extensions. The Building Official or The Development Services Director are authorized to grant one extension of up to 1 year beyond the 3-year initial permit period, when requested in writing by the project owner or authorized agent provided justifiable cause can be demonstrated and the permit has not been deemed expired under the parameters of section 105.5.

[A] 105.1.2 Restoration of Expired Permits. The Building Official or The Development Services Director are authorized to restore an expired permit to the parameters of section 105.5 provided all the following apply.

- 1) Justifiable cause can be demonstrated.
- 2) The construction began within one calendar year of the date of issuance and has had at least one inspection.
- 3) The permit has not expired for a period of more than 60 days.
- 4) There has not been a new code cycle adopted since the date of expiration.

[A] 107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn on suitable material, legible scanned copies or digitally created drawings and documents shall be submitted electronically. Electronic media documents are to be submitted following the Cities electronic permit application procedures. Construction documents shall be of sufficient clarity to indicate the location by physical building address, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

A. Violations and Penalties.

~~Section 113~~ 114. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Section 114.4 Any person, firm or corporation violating any of the provisions of this code shall be subject to the penalty provisions of SMC 15.06.070 and 15.06.110.

B. Work Exempt from Permit Requirements.

Section [A] 105.2. Exemptions from permit or inspection requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Although an action may be exempt from a permit under this code, review and approval may be required by other laws or ordinances of this jurisdiction, including, but not limited to Titles 15, 16, and 18 of the Sumner Municipal Code, or state or federal regulations. Subject to the foregoing, a permit shall not be required for the following:

1. Building:

- a. Replacement of exterior siding applied over existing structural panel sheathing. (when structural sheathing is not replaced or added)

b. Replacement of windows and doors with no change in the framed opening size, but shall comply with the Current Washington State Energy Code.

~~e. Residential photovoltaic solar energy installations in compliance with IRC Section M2302~~

~~d. c.~~ Flag poles not greater ~~that~~ than 35 feet (10.67m2) in height whose display complies with the United States Public Law 94-344.

~~e. d.~~ Temporary retail stands that do not exceed 200 square feet (18.58 m2). Fire work stands must obtain a fire code permit.

~~2. Mechanical:~~

~~a. Replacement of an electrical forced air heating unit or electric heat pump.~~

~~3. Plumbing:~~

~~a. Replacement of an existing electric water heater.~~

Section 903

AUTOMATIC SPRINKLER SYSTEMS

[F] 903.1 General. Automatic sprinkler systems shall comply with this section.

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

[F] 903.1.2 Unknown tenants. For structures with unknown tenants, the sprinkler density of .39 per 5,600 square feet shall be used for design purposes where required by the Fire Code Official.

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

1. All buildings or portions of buildings hereinafter constructed, altered or enlarged as defined by the International Building Code, shall be equipped with a fully automatic sprinkler system designed, installed, maintained and tested per requirements of this Code and the International Fire Code, as currently adopted by the city, where the gross floor area or occupant load exceeds those listed in Sections 903.2.1 through 903.2.13, or the building is 35 feet in height or three or more stories.

2. Where buildings are protected by an automatic sprinkler system, canopies 4 feet or more in depth from the projecting face to the building structure shall be protected by the automatic sprinkler system.

3. Where otherwise required by the International Building or Fire Code.

[F] 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-

1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors between the Group A occupancy and the level of exit discharge. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

[F] 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more;
3. The gross floor area is located on a floor other than the level of exit discharge; or
4. The gross floor area contains a multi-theater complex.

[F] 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

[F] 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Exception: For fixed Guideway transit and passenger rail system stations, an automatic sprinkler system shall be provided in accordance with Section 4901.

[F] 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

[F] 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in concession stands, retail areas, press boxes, and other accessory use areas in excess of 1,000 square feet of gross floor area.

[F] 903.2.1.5.1 Spaces under grandstands or bleachers. Enclosed spaces under grandstands or bleachers shall be equipped with an automatic sprinkler system in accordance with section 903.3.1.1 where either of the following exist.

1. The enclosed area is 1,000 square feet (93 m²) or less and is not constructed in accordance with Section 1029.1.1.1.

2. The enclosed area exceeds 1,000 square feet (93 m²).

[F] 903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for all other Group A occupancies, the building shall be equipped with an automatic sprinkler system in accordance with section 903.3.1.1 or 903.1.2.

Exception: Open Parking garages of Type I or Type II construction.

[F] 903.2.1.7 Multiple Fire Areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 or more.

[F] 903.2.1.8 Nightclubs. An automatic sprinkler system shall be provided throughout Group A-2 nightclubs as defined in the International Building Code.

[F] 903.2.2 Ambulatory care facilities. This section is adopted in whole as adopted by the State of Washington.

[F] 903.2.3 Group B. An automatic sprinkler system shall be provided throughout all buildings with a Group B occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group B occupancy exceeds 5,000 square feet;

2. Where the gross floor area of a Group B occupancy is located more than three stories above grade; or

3. Where the combined gross floor area of all Group B occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

[F] 903.2.4 Group E. An automatic sprinkler system shall be provided for fire areas containing Group E occupancies where the fire area has an occupant load of 51 or more, calculated in accordance with Table 1004.5

Exceptions:

1. Portable school classrooms with an occupant load of 50 or less calculated in accordance with Table 1004.5, provided that the aggregate area of any cluster of portable classrooms does not exceed 6,000 square feet (557 m²); and clusters of portable classrooms shall be separated as required by the building code; or
2. Portable school classrooms with an occupant load of 51 through 98, calculated in accordance with Table 1004.5, and provided with two means of direct independent exterior egress from each classroom in accordance with Chapter 10, and one exit from

each classroom shall be accessible, provided that the aggregate area of any cluster of portable classrooms does not exceed 6,000 square feet (557 m²); and clusters of portable school class rooms shall be separated as required by the International Building Code; or

3. Fire areas containing daycare and preschool facilities with a total occupant load of 100 or less located at the level of exit discharge where every room which care is provided has not fewer than one exit discharge door.

[F] 903.2.5 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group F-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group F-1 occupancy is located more than three stories above grade; or
3. Where the combined floor area of all Group F-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

[F] 903.2.5.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in gross floor area which generate finely divided combustible waste or which use finely divided combustible materials.

[F] 903.2.5.2 Group F-1 distilled Spirits. An automatic sprinkler system shall be throughout a group F-1 Fire Area used for the manufacture of distilled spirits.

[F] 903.2.5.3 Group F-1 upholstered furniture of mattresses. An automatic sprinkler system shall be provided throughout a Group F-1 fire area that exceeds 2500 square feet (232 m²) used for the manufacture of upholstered furniture or mattresses

[F] 903.2.6 Group H. Automatic Sprinkler systems shall be provided in high-hazard occupancies as required by section 906.2.6.1 through 903.2.6.3.

[F] 903.2.6.1 General. An automatic sprinkler system sha be provided in Group H occupancies.

[F] 903.2.6.2 Group H-5 occupancies. An automatic sprinkler system shall be installed throughout buildings containing group 5 occupancies. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.6.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] Table 903.2.6.2

Group H-5 Sprinkler Design Criteria

Location	Occupancy Hazard Classification
Fabrication Areas	Ordinary Hazard Group 2
Service Corridors	Ordinary Hazard Group 2
Storage rooms Without Dispensing	Ordinary Hazard Group 2
Storage Rooms With Dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

[F] 903.2.6.3 Pyroxylin plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

[F] 903.2.7 Group I. An automatic sprinkler system shall be provided throughout buildings with Group I fire area.

Exceptions:

1. An automatic Sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 Facilities.
2. Where new construction or additions house less than 16 persons receiving care, an automatic fire sprinkler system installed in accordance with section 903.3.1.2 shall be permitted in group I-1 Condition 2, assisted living facilities licensed under chapter 388-78A WAC and residential treatment facilities licensed under 246-337 WAC.
3. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in additions to existing buildings where both of the following situations are true:
 - 3.1 The addition is made to a building previously approved as Group LC or R-2 that houses either an assisted living facility under chapter 388-78A WAC or residential treatment facility licensed under chapter 246-337 WAC.
 - 3.2 The addition contains spaces for 16 or fewer persons receiving care.

[F] 903.2.7.1 Group I-4. An automatic sprinkler system shall be provided for fire areas containing Group E occupancies where the fire area has an occupant load of 51 or more, calculated in accordance with Table 1004.5

1. An automatic sprinkler system is not required where Group I-4 daycare facilities with a total occupant load of 100 or less and is located at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.

2. In buildings where Group I-4 daycare is provided on levels on other than the level of exit discharge, an automatic sprinkler system in accordance with section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of exit discharge and all floors below the level of exit discharge other than areas classified as open parking garages.

[F] 903.2.8 Group M. An automatic sprinkler system shall be provided throughout buildings containing Group M occupancies where one of the following conditions exist:

1. Where the gross floor area of a Group M occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group M occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group M occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

[F] 903.2.8.1 High piled storage. An automatic sprinkler system shall be provided as required in chapter 32 in all buildings of group M where storage of merchandise is in high-piled or rack storage arrays.

[F] 903.2.8.2 Group M upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout Group M fire areas where the area used for the display or sale of upholstered furniture or mattresses exceed 5,000 square feet (464 m²).

[F] 903.2.9 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception: Detached one-family dwellings under 5,000 square feet.

[F] 903.2.9.1 Group R-3 An automatic sprinkler system installed in accordance with section 903.3.1.3 shall be permitted in Group R-3 Occupancies.

[F] 903.2.9.2 Group R-4 Condition 1. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4 Condition 1 occupancies.

[F] 903.2.9.3 Group R-4 Condition 2. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4 Condition 2 occupancies.

[F] 903.2.9.4 Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

[F] 903.2.10 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group S-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group S-1 occupancy is located more than three stories above grade; or

3. Where the combined gross floor area of all Group S-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

4. A Group S-1 occupancy where the gross floor area used for the storage of commercial trucks or buses exceeds 5,000 square feet (464 m²).

5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

[F] 903.2.10.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a gross floor area containing a repair garage exceeding 5,000 square feet.

2. One-story buildings with a gross floor area containing a repair garage exceeding 5,000 square feet.

3. Buildings with a repair garage servicing vehicles parked in the basement.

4. A Group S-1 occupancy where the gross floor area used for the repair of commercial trucks or buses exceeds 5,000 square feet (464 m²).

[F] 903.2.10.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

[F] 903.2.10.3 Group S-1 Distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 occupancy fire area used for the bulk storage of distilled spirits or wine.

[F] 903.2.10.4 Group S-1 Upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Exception: Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.

[F] 903.2.11 Group S-2 Parking garages. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

[F] 903.2.11.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the gross floor area exceeds 5,000 square feet.

[F] 903.2.11.2 Mechanical-access enclosed parking garages. An approved automatic sprinkler system shall be provided throughout buildings used for the storage of motor

vehicles in a mechanical-access enclosed parking garage. The portion of the building that contains the mechanical-access enclosed parking garage shall be protected with a specially engineered automatic sprinkler system.

[F] 903.2.12 Specific building areas and hazards. In all occupancies other than Group U, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in sections 903.2.12.1 through 903.2.12.6

[F] 903.2.12.1 Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet (139.4 m²) and where the story does not comply with the following criteria for exterior wall openings:

1. Openings below grade that lead directly to the ground level by an exit stairway complying with Section 1011 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15,240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the linear distance between openings does not exceed 50 feet (15,240mm).

2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m²) in each 50 linear feet (15,240mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the linear distance between openings does not exceed 50 feet (15,240mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

[F] 903.2.12.1.1 Opening dimensions and access. Openings shall have a minimum dimension of not less than 30 inches (762mm). Access to such openings shall be provided for the fire department from the exterior and shall not be obstructed in a manner such that firefighting or rescue cannot be accomplished from the exterior.

[F] 903.2.12.1.2 Openings on one side only. Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860 mm) from such openings, the story shall be equipped with an automatic sprinkler system, or openings shall be provided on not fewer than two sides of the story.

[F] 903.2.12.3 Basements. Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by section 903.1.12.1, or where new walls, partitions or other similar obstructions are installed that increase the exit access travel distance to more than 75 feet (22,860 mm), the basement shall be equipped throughout with an approved automatic sprinkler system.

[F] 903.2.12.2 Rubbish and linen chutes. An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with section 903.3.1.1. Such sprinklers shall be installed at alternate floors, beginning with the second level below the last intake and ending with the floor above discharge. Access to sprinklers in chutes shall be provided.

[F]903.2.12.3 Building height. An automatic sprinkler system shall be installed throughout buildings 35 feet in height or three or more stories.

Exceptions:

1. Airport control towers complying with the Washington State Building Code.
2. Open parking structures complying with the Washington State Building Code.
3. Occupancies in Group F-2 complying with the Washington State Building Code.

[F] 903.2.12.4 Ducts conveying hazardous exhausts. Where required by the International Mechanical Code, automatic sprinklers shall be provided in ducts conveying hazardous exhaust of flammable or combustible materials.

Exception: Ducts where the largest cross-sectional diameter of the duct is less than 10 inches (254 mm).

[F] 903.2.12.5 Commercial cooking operations. An automatic sprinkler system shall be installed in commercial kitchen exhaust hood and duct systems where an sprinkler system in used to comply with Section 904.

[F] 903.2.12.6 Other required fire protection systems. In addition to the requirements of section 903.2, the provisions indicated in Table 902.12.6 require the installation of a fire protection system for certain buildings and areas.

[F] Table 903.2.12.6 Additional Required Fire protection Systems

Section	Subject
402.5, 402.6.2	Covered and open mall buildings
403.3	High-rise buildings
404.3	Atriums
405.3	Underground structures
407.7	Group I-2
410.6	Stages
411.3	Special amusements buildings
412.2.4	Airport traffic control towers
412.3.6, 412.3.6.1, 412.5.6	Aircraft hangers
415.11.11	Group H-5 HPM exhaust ducts
416.5	Flammable finishes
417.4	Drying rooms
424.3	Play structures
428	Buildings containing laboratory suites
507	Unlimited area buildings
508.5.7	Live/work units
509.4	Incidental uses
1030.6.2.3	Smoke protected assembly seating
IFC	Sprinkler system requirements as set forth in section 903.2.11.6 if the International Fire Code

903.12.7 Relocatable Buildings. Relocatable buildings or structures within a building with an approved automatic fire sprinkler system shall be provided with fire sprinkler protection within occupiable space of the building and the space underneath the relocated building.

Exceptions:

1. Sprinkler protection is not required underneath the building when the space is separated from the adjacent space by construction resisting the passage of smoke and heat and combustible storage will not be located there.
2. If the building or structure does not have a roof or ceiling obstructing the overhead sprinklers.
3. Construction trailers and temporary offices used during construction prior to occupancy.
4. Movable shopping kiosks with a roof or canopy dimension less than 4 feet (1219 mm) on the smallest side.

903.2.13 During construction. Automatic sprinkler system required during construction, alteration and demolition operations shall be provided in accordance with Chapter 33 of the International Fire Code

[F] 903.3.1.1.1 Exempt locations. Subject to the approval of the Fire Code Official, automatic sprinklers may be omitted in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers

shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.

2. Any room or space where sprinklers are considered undesirable because of the nature of the contents.

3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

4. Rooms or areas that are of non-combustible construction with wholly non-combustible contents.

5. Fire service access elevator machine rooms and machinery spaces.

6. Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008.

7. In rooms or areas where other approved fire extinguishing systems are installed to protect special hazards or occupancies in lieu of automatic fire sprinklers.

[F] 903.3.7 Fire department connections. The location of fire department connections shall be approved by the Fire Code Official. Where possible, fire department connections shall be located not less than 50 feet from the protected building and not more than 50 feet from a fire hydrant.

903.4.4 Indicating valves. All automatic sprinkler systems shall be provided with a listed and approved indicating valve. Such valves shall be provided on the exterior of the building in a location to be determined by the Fire Code Official. When possible, such valve shall be located not less than 50 feet from the protected structure.

903.5 Testing and maintenance. Sprinkler systems shall be tested and maintained in accordance with the International Fire Code. A copy of inspection reports shall be signed by the individual conducting the inspection, and a copy of the report shall be forwarded to the fire department.

903.6 Existing buildings. Unless otherwise required by the International Existing Building Code an Approved automatic sprinkler systems shall be installed in existing buildings and structures at a minimum as described below:

1) Where the gross floor area exceeds 8,000 square feet and one or more of the following conditions exist:

a) There is a change of occupancy classification within the building that would require an occupancy separation per Table 508.4 of the International Building Code.

b) Any changes to the building which in their aggregate would increase the gross floor area of the building by 15 percent or more based upon the square footage of the building at the time of the adoption of the ordinance codified in this section.

C) There is a change to the building, such as changes to the exiting system, that would increase the hazard to the occupants and/or fire suppression personnel.

Exception: The installation of an approved automatic sprinkler system is not required in existing buildings or structures where the gross floor area exceeds 8,000 square feet if a permit is requested for (unless otherwise required by the International Existing Building Code):

- 1) Tenant improvements where there is no change in occupancy classification within the building that would require an occupancy separation per Table 508.4 of the International Building Code and the change to the building would not increase the hazard to the occupants and/or fire suppression personnel; or
- 2) Routine maintenance which includes but is not limited to (1) utility upgrades (replacement of electrical panel, replacement of wiring, new water or sewer service); (2) aesthetic upgrades (replacement of windows or doors, replacement of facades); (3) routine repairs (roof replacement or repair, siding replacement); or (4) site upgrades (landscaping replacement, parking area repairs).
- 3) Where the gross floor area is 8,000 square feet and a change to the building that would increase the gross floor area of the building such that the gross floor area exceeds 9,200 square feet.

Section 907

FIRE ALARMS & DETECTION SYSTEMS

907.1.4 In addition to those requirements found in Section 907.2 of the International Building Code and International Fire Code as adopted per SMC 15.08 and SMC 15.24, the following shall apply.

907.1.4.1 New Buildings and Structures. An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area.

Where required, the automatic/manual fire alarm system shall consist of a minimum of the following:

- Addressable fire alarm.
- Interior audible/visual alarm devices for the notification of the building occupants throughout. WAC 51.50.1101 and IBC Chapter 11.
- Visible devices in restrooms.

- Exterior horn/strobe shall be located on the address side of the building.
- Manual pull stations at each exit.
- Smoke detection in corridors.
- Monitoring of the automatic fire sprinkler systems/fire alarm systems.
- Buildings containing multiple tenants shall have an addressable fire alarm system capable of monitoring and sending notification of all protection systems and the individual suite address within the building to an approved central station.
- Multiple story buildings shall have an addressable system capable of monitoring and sending notification of all protection systems within the building to an approved central station.

907.1.4.2 Existing Buildings and Structures. An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area, which are altered as defined by the International Building Code and International Fire Code.

(Ord. 2681 § 1, 2019: Ord. 2220 § 2 (part), 2007: Ord. 2085 § 2 (part), 2004: Ord. 1834 § 2, 1998: Ord. 1782 § 10, 1996; Ord. 1742 § 1, 1996: Ord. 1703 § 2, 1995)

15.08.030 Building permit and plan review fees.

Fees for building permits shall be assessed pursuant to Table 1-A, Chapter 1, Volume 1, of the Uniform Building Code, 1997 Edition, published by the International Conference of Building Officials. Fees for the plan review of required construction documents shall be paid by the applicant. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A, except where fire plan review is also required, in which case the plan review fee, at the discretion of the fire marshal, based upon the amount of time spent in reviewing the documents, shall not exceed 35 percent of the building permit fee as shown in Table 1-A.

Where a permit involves only an addition or remodel of a single-family dwelling or single-family accessory structure, where said work is valued at \$7,500 or less, the building official may waive the plan review fee.

Plan review fees specified in this section are separate fees from the permit fees specified herein and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves deferred submittal items as defined in Section ~~106.3.4.2~~ 107.3.4.1 of the International Building Code, an additional plan review fee shall be charged at a rate shown in Table 1-A. (Ord. 2220 § 2 (part), 2007: Ord. 2085 § 2 (part), 2004)

1 Prior legislation: Ords. 1457, 1562, 1582 and 1686, repealed by Ord. 1703.

Exhibit B

Chapter 15.10

Repealed

~~VENTILATION AND AIR QUALITY¹~~

Sections:

~~15.10.010 Code adopted.~~

~~15.10.020 Application of chapter 15.06 SMC.~~

~~15.10.030 Violation Penalty.~~

~~15.10.010 Code adopted.~~

Pursuant to RCW 35A.12.140, the Washington State Ventilation and Indoor Air Quality Code, Third Edition, as adopted by the Washington State Building Code Council and filed as chapter 51-13 WAC is adopted by this reference. (Ord. 1687 § 1, 1995)

~~15.10.020 Application of Chapter 15.06 SMC~~

The provisions of chapter 15.06 SMC shall apply to this chapter. (Ord. 1782 § 11 (part), 1996)

~~15.10.030 Violation Penalty~~

Any person, firm or corporation violating any of the provisions of this chapter shall be subject to the penalty provisions of SMC 15.06.070 and 15.06.110. (Ord. 1782 § 11 (part), 1996)

¹ Prior legislation: Ord. 1558, repealed by Ord. 1687.

Exhibit C

Chapter 15.12 EXISTING BUILDING CODE

Sections:

15.12.010 Code Adopted

Pursuant to RCW 35A.12.140, the International Existing Building Code, ~~2018 Edition~~, published by the International ~~Conference of Building Officials~~ Code Council and as amended by the Washington State Building Code Council and filed as chapter 51-50 WAC, is adopted by this reference. This adoption by reference shall include any amendments or successive editions hereto, which adoption shall take place immediately upon the effective date issued by the Washington State Building Code Council. ~~publication by the International Conference of Building Officials.~~ (Ord. 2796 § 2, 2021; Ord. 2568 § 3, 2016; Ord. 2439 § 6, 2013)

Exhibit D

Chapter 15.24 FIRE CODE

Sections:

- 15.24.010 Adoption of the International Fire Code (IFC).**
- 15.24.020 Establishment and duties of the bureau of fire prevention.**
- 15.24.030 Definitions.**
- 15.24.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited.**
- 15.24.050 Establishment of limits of districts in which storage of liquefied petroleum gases is prohibited.**
- 15.24.060 Establishment of limits of districts in which storage of explosives and explosive materials is to be prohibited.**
- 15.24.070 Establishment of limits of districts in which the storage of compressed gas and flammable cryogenic fluids is to be prohibited.**
- 15.24.080 Amendments to the International Fire Code.**
- 15.24.090 Appeals.**
- 15.24.100 New materials, processes or occupancies which may require permits.**
- 15.24.110 Application of chapter 15.06 SMC, Enforcement.**
- 15.24.120 Plans – Professional approval.**
- 15.24.130 Plans – City approval.**
- 15.24.140 Severability.**

15.24.010 Adoption of the International Fire Code (IFC)

Pursuant to RCW 35A.12.140, there is hereby adopted by the city council of the city of Sumner, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain code known as the ~~International~~ Washington State Fire Code, being particularly the 2018 Edition published by the International Code Council as amended by the Washington State Building Code Council and published in chapter 51-54A WAC, which adoption shall take place immediately upon publication the effective date issued by the Washington State Building Code Council, thereof and the whole thereof including Appendix B and Appendix D, save and except such portions as are hereinafter deleted, modified or amended by SMC 15.24.080. The same are hereby adopted and incorporated as fully as if set out at length herein, including any amendments or successor editions thereto, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city of Sumner. (Ord. 2796 § 4, 2021; Ord. 2568 § 5, 2016; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

15.24.020 Establishment and duties of the bureau of fire prevention.

The individual or entity designated by the city administrator as the fire code official, as defined in SMC 15.24.030, has the authority to enforce the 2018 International Fire Code as adopted. (Ord. 2796 § 5, 2021; Ord. 2778 § 1 (Exh. A), 2021; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

15.24.030 Definitions.

For purposes of this chapter:

“Fire code official” means the city’s building fire safety inspector. (Ord. 2796 § 6, 2021; Ord. 2778 § 1 (Exh. A), 2021; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

15.24.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited.

The limits referred to in Section 5704.2.9.6 of the ~~2018~~ Currently adopted Washington State International Fire Code, in which the storage of flammable or combustible liquids is restricted, are hereby established within areas zoned other than M-1 or M-2. (Ord. 2796 § 7, 2021; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

15.24.050 Establishment of limits of districts in which storage of liquefied petroleum gases is prohibited.

The limits referred to in Section 6104.2 of the ~~2018~~ currently adopted International Washington State Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established within areas zoned other than M-1 or M-2. (Ord. 2796 § 8, 2021; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

15.24.060 Establishment of limits of districts in which storage of explosives and explosive materials is to be prohibited.

The limits referred to in Section 5601 of the ~~2018~~ currently adopted International Washington State Fire Code, in which storage of explosives and explosive materials is prohibited, are hereby established within all areas lying within the corporate limits. (Ord. 2796 § 9, 2021; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

15.24.070 Establishment of limits of districts in which the storage of compressed gas and flammable cryogenic fluids is to be prohibited.

The limits referred to in Section 5301.1 of the ~~2018~~ currently adopted International Washington State Fire Code, in which the storage of compressed gas is prohibited, are hereby established within all limits zoned other than IC, M-1 or M-2. The limits referred to in Section 5806 of the Washington State Fire Code, in which the storage of flammable cryogenic fluids is prohibited, are hereby established within all limits zoned other than IC, M-1 or M-2. (Ord. 2796 § 10, 2021; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

15.24.080 Amendments to the International Fire Code.

The following sections of the ~~International~~ Washington State Fire Code are hereby amended to read as follows:

Chapter 1

Scope and Administration

[A] 106.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn on suitable material, legible scanned copies or digitally created drawings and documents shall be submitted electronically. Electronic media documents are to be submitted following the Cities electronic permit application procedures. Construction documents shall be of sufficient clarity to indicate the location by physical building address, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

Chapter 5

BUILDINGS AND FACILITIES

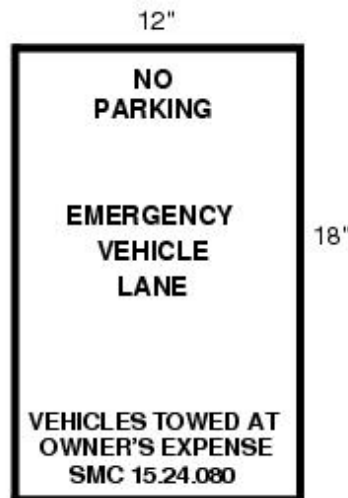
503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet or 28 feet with parking on one side except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches. Including Driveways and Pipestem access roads greater than 150 feet.

503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall have a minimum inside turning radius of 28 feet.

503.2.5 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (see Appendix D of the International Fire Code). Including Driveways and Pipestem access roads greater than 150 feet.

503.3 Marking. Where required by the Fire Code Official, approved signs or other approved notices shall be provided for fire apparatus roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary for adequate visibility.

In accordance with the Washington State Highway Commission Sign Fabrication Manual M240-70 HT and the Manual of International Traffic Control Devices issued by the Federal Highway Administration, per illustration:



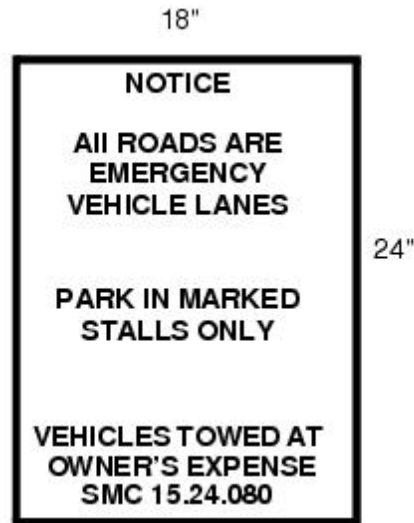
Lettering Specifications:

3" - Class C Width

2" - Class C Width

1/2" - Class C Width

Entrance Signs: The chief may allow the use of entrance signs for multi-family dwelling occupancies. When allowed, the signs shall be placed at each entrance to the property. Signs shall be in a clearly conspicuous location and shall clearly state "Notice, All Roads Are Emergency Vehicle Lanes, Park in Marked Stalls-Only."



Lettering Specifications:

4" - Class C Width

3" - Class C Width

1" - Class C Width

503.4 Obstruction of Fire Apparatus roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances in section 503.2.1 shall be maintained at all times.

503.6 Security Gates. The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall meet the following requirements:

1. Locked gates shall have an approved key box or key override system installed.
2. Gates serving 10 or more dwelling units shall have an Opticom activation system, Knox key override system or an equivalent and compatible system approved by the Fire Chief.
3. All electrically activated gates shall have default capabilities to the unlock position.
4. The minimum clearance width of a gate shall be compatible with the required width of the fire apparatus access road. Gate posts, keypads and other gate appurtenances shall be located in such a manner that they will not obstruct or restrict ingress and egress of emergency vehicles.
5. The security gate and the emergency operation shall be maintained operational at all times.

6. Gates shall follow Pierce County Gate Standards.

505.1 Premises Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. In addition, new and existing buildings located 100' or more from the street right-of-way shall have the same 6 inch address dimension on the building and at the street.

1. Multi-Family Residential, Commercial, or Small Business:

Amount of Setback	Number/Letter Size
50 Feet or less	6 inches
51 Feet to 100 Feet	12 inches
100 Feet or more	18 inches
Individual Apartment Units	4 inches

2. Large Commercial or Industrial Complexes:

Amount of Setback	Number/Letter Size
50 Feet or less	12 inches
51 Feet to 100 Feet	18 inches
100 Feet or more	24 inches

Chapter 9

FIRE PROTECTION SYSTEMS

Section 903

AUTOMATIC SPRINKLER SYSTEMS

903.1 General. Automatic sprinkler systems shall comply with this section.

1. For structures with unknown tenants, the sprinkler density of .39 per 5,600 square feet shall be used for design purposes where required by the Fire Chief.

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

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

For provisions on special hazards and hazardous materials, see the fire code.

Gross floor area. For purposes of this chapter, gross floor area shall be defined in Chapter ~~10~~ 2, International Building Code.

1. All buildings hereinafter constructed or enlarged as defined by the International Fire Code, shall be equipped with a fully automatic sprinkler system designed, installed, maintained and tested per NFPA 13, 13D, 13R 24 and/or 25, the edition currently adopted by the city, where the gross floor area or occupant load exceeds those listed below, or the building is 35 feet in height or three or more stories.

2. Where buildings are protected by an automatic sprinkler system, canopies 4 feet or more in width shall be protected by the automatic sprinkler system.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors between the Group A occupancy and the level of exit discharge. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more;
3. The gross floor area is located on a floor other than the level of exit discharge; or
4. The gross floor area contains a multi-theater complex.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in concession stands, retail areas, press boxes, and other accessory use areas in excess of 1,000 square feet of gross floor area.

~~**903.2.1.6 Group B.** An automatic sprinkler system shall be provided throughout all buildings with a Group B occupancy where one of the following conditions exists:~~

- ~~1. Where the gross floor area of a Group B occupancy exceeds 5,000 square feet;~~
- ~~2. Where the gross floor area of a Group B occupancy is located more than three stories above grade; or~~
- ~~3. Where the combined gross floor area of all Group B occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.~~

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

- ~~1. Throughout all Group E occupancies where the gross floor area exceeds 5,000 square feet.~~
- ~~2. Throughout every portion of educational buildings below the level of exit discharge.~~

~~**Exception:** An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.~~

~~**903.2.4 Group F-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:~~

- ~~1. Where the gross floor area of a Group F-1 occupancy exceeds 5,000 square feet;~~
- ~~2. Where the gross floor area of a Group F-1 occupancy is located more than three stories above grade; or~~
- ~~3. Where the combined floor area of all Group F-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.~~

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.4.1 Woodworking Operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in gross floor area which generate finely divided combustible waste or which use finely divided combustible materials.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group M occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group M occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group M occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

903.2.8 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.

1. Or as required by the International Fire Code and or Washington State Amendments.

Exception: Detached one family dwellings under 5,000 square feet.

903.2.8.1 Group R-3 or R-4 congregate residences. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate living facilities with 16 or fewer residents.

903.2.8.2 Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single family dwelling.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group S-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group S-1 occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group S-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.
4. A Group S-1 occupancy where the gross floor area used for the storage of commercial trucks or buses exceeds 5,000 square feet (464 m²)
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a gross floor area containing a repair garage exceeding 5,000 square feet.
2. One story buildings with a gross floor area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 occupancy where the gross floor area used for the repair of commercial trucks or buses exceeds 5,000 square feet (464 m²).

903.2.9.2 Bulk Storage of Tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.9 Group S-2 Enclosed Parking Garages. An automatic sprinkler system shall be provided throughout buildings classified as an enclosed parking garage in accordance with the International Building Code or where located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the gross floor area exceeds 5,000 square feet.

903.2.11.3 Building height. An automatic sprinkler system shall be installed throughout buildings 35 feet in height or three or more stories.

Exceptions:

1. Airport control towers
2. Open parking structures
3. Occupancies in Group F-2

903.3.1.1.1 Exempt locations. Subject to the approval of the Fire Chief, automatic sprinklers may be omitted in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents.

~~3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire resistance rating of not less than 2 hours.~~

~~4. In rooms or areas that are of non-combustible construction with wholly non-combustible contents.~~

~~5. Fire service access elevator machine rooms and machinery spaces.~~

~~6. Machine rooms and machinery spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.~~

~~7. In rooms or areas where other approved fire extinguishing systems are installed to protect special hazards or occupancies in lieu of automatic fire sprinklers.~~

903.3.7 Fire department connections. The location of fire department connections shall be approved by the fire chief. Where possible, fire department connections shall be located not less than 50 feet from the protected building and not more than 50 feet from a fire hydrant.

903.4.4 Indicating valves. All automatic sprinkler systems shall be provided with a listed and approved indicating valve. Such valve shall be provided on the exterior of the building in a location to be determined by the Fire Chief. When possible, such valve shall be located not less than 50 feet from the protected structure.

903.5 Testing and maintenance. Sprinkler systems shall be tested and maintained in accordance with Section 901. A copy of the annual inspection report shall be signed by the individual conducting the inspection, and a copy of the report shall be forwarded to the fire department.

903.6 Existing buildings. Approved automatic sprinkler systems shall be installed in existing buildings and structures as described below:

A. Where the gross floor area exceeds 8,000 square feet and one or more of the following conditions exist:

i. There is a change of occupancy classification within the building that would require an occupancy separation per Table 508.4 of the International Building Code.

ii. Any changes to the building which in their aggregate would increase the gross floor area of the building by 15 percent or more based upon the square footage of the building at the time of the adoption of the ordinance codified in this section.

iii. There is a change to the building, such as changes to the exiting system, that would increase the hazard to the occupants and/or fire suppression personnel.

Exception: The installation of an approved automatic sprinkler system is not required in existing buildings or structures where the gross floor area exceeds 8,000 square feet if a permit is requested for:

(a) Tenant improvements where there is no change in occupancy classification within the building that would require an occupancy separation per Table 508.4 of the International

~~Building Code and the change to the building would not increase the hazard to the occupants and/or fire suppression personnel; or~~

~~(b) Routine maintenance which includes but is not limited to (1) utility upgrades (replacement of electrical panel, replacement of wiring, new water or sewer service); (2) aesthetic upgrades (replacement of windows or doors, replacement of facades); (3) routine repairs (roof replacement or repair, siding replacement); or (4) site upgrades (landscaping replacement, parking area repairs).~~

~~B. Where the gross floor area is 8,000 square feet or less and one or more of the following conditions exist:~~

~~i. There is a change to the building that would increase the gross floor area of the building such that the gross floor area exceeds 9,200 square feet.~~

Section 907

FIRE ALARMS & DETECTION SYSTEMS

907.1.3 ~~In addition to those requirements found in Section 907.2 of the 2012 International Fire Code, the following shall apply.~~

907.1.3.1 New Buildings and Structures. ~~An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area.~~

~~Where required, the automatic/manual fire alarm system shall consist of a minimum of the following:~~

- ~~• Addressable fire alarm.~~
- ~~• Interior audible/visual alarm devices for the notification of the building occupants throughout. WAC 51.50.1101 and IBC Chapter 11.~~
- ~~• Visible devices in restrooms.~~
- ~~• Exterior horn/strobe shall be located on the address side of the building.~~
- ~~• Manual pull stations at each exit.~~
- ~~• Smoke detection in corridors.~~
- ~~• Monitoring of the automatic fire sprinkler systems/fire alarm systems.~~
- ~~• Buildings containing multiple tenants shall have an addressable fire alarm system capable of monitoring and sending notification of all protection systems and the individual suite address within the building to an approved central station.~~
- ~~• Multiple story buildings shall have an addressable system capable of monitoring and sending notification of all protection systems within the building to an approved central station.~~

907.1.3.2 Existing Buildings and Structures. ~~An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area, which are altered as defined by the 2012 International Building Code and International Fire Code.~~

903.2.1.5.1 Spaces under grandstands or bleachers. Enclosed spaces under grandstands or bleachers shall be equipped with an automatic sprinkler system in accordance with section 903.3.1.1 where either of the following exist.

1. The enclosed area is 1,000 square feet (93 m2) or less and is not constructed in accordance with Section 1029.1.1.1.

2. The enclosed area exceeds 1,000 square feet (93 m2).

903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for all other Group A occupancies, the building shall be equipped with an automatic sprinkler system in accordance with section 903.3.1.1 or 903.1.2.

Exception: Open Parking garages of Type I or Type II construction.

903.2.1.7 Multiple Fire Areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 or more.

903.2.1.8 Nightclubs. An automatic sprinkler system shall be provided throughout Group A-2 nightclubs as defined in the International Building Code.

903.2.2 Ambulatory care facilities. This section is adopted in whole as adopted by the State of Washington.

903.2.3 Group B. An automatic sprinkler system shall be provided throughout all buildings with a Group B occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group B occupancy exceeds 5,000 square feet;

2. Where the gross floor area of a Group B occupancy is located more than three stories above grade; or

3. Where the combined gross floor area of all Group B occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

903.2.4 Group E. An automatic sprinkler system shall be provided for fire areas containing Group E occupancies where the fire area has an occupant load of 51 or more, calculated in accordance with Table 1004.5

Exceptions:

1. Portable school classrooms with an occupant load of 50 or less calculated in accordance with Table 1004.5, provided that the aggregate area of any cluster of

portable classrooms does not exceed 6,000 square feet (557 m²); and clusters of portable classrooms shall be separated as required by the building code; or

2. Portable school classrooms with an occupant load of 51 through 98, calculated in accordance with Table 1004.5, and provided with two means of direct independent exterior egress from each classroom in accordance with Chapter 10, and one exit from each classroom shall be accessible, provided that the aggregate area of any cluster of portable classrooms does not exceed 6,000 square feet (557 m²); and clusters of portable school class rooms shall be separated as required by the International Building Code; or
3. Fire areas containing daycare and preschool facilities with a total occupant load of 100 or less located at the level of exit discharge where every room which care is provided has not fewer than one exit discharge door.

903.2.5 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group F-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group F-1 occupancy is located more than three stories above grade; or
3. Where the combined floor area of all Group F-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

903.2.5.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in gross floor area which generate finely divided combustible waste or which use finely divided combustible materials.

903.2.5.2 Group F-1 distilled Spirits. An automatic sprinkler system shall be throughout a group F-1 Fire Area used for the manufacture of distilled spirits.

903.2.5.3 Group F-1 upholstered furniture of mattresses. An automatic sprinkler system shall be provided throughout a Group F-1 fire area that exceeds 2500 square feet (232 m²) used for the manufacture of upholstered furniture or mattresses

903.2.6 Group H. Automatic Sprinkler systems shall be provided in high-hazard occupancies as required by section 906.2.6.1 through 903.2.6.3.

903.2.6.1 General. An automatic sprinkler system sha be provided in Group H occupancies.

903.2.6.2 Group H-5 occupancies. An automatic sprinkler system shall be installed throughout buildings containing group 5 occupancies. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.6.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] Table 903.2.6.2

Group H-5 Sprinkler Design Criteria

Location	Occupancy Hazard Classification
Fabrication Areas	Ordinary Hazard Group 2
Service Corridors	Ordinary Hazard Group 2
Storage rooms Without Dispensing	Ordinary Hazard Group 2
Storage Rooms With Dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

903.2.6.3 Pyroxylin plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

903.2.7 Group I. An automatic sprinkler system shall be provided throughout buildings with Group I fire area.

Exceptions:

1. An automatic Sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 Facilities.
2. Where new construction or additions house less than 16 persons receiving care, an automatic fire sprinkler system installed in accordance with section 903.3.1.2 shall be permitted in group I-1 Condition 2, assisted living facilities licensed under chapter 388-78A WAC and residential treatment facilities licensed under 246-337 WAC.
3. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in additions to existing buildings where both of the following situations are true:
 - 3.1 The addition is made to a building previously approved as Group LC or R-2 that houses either an assisted living facility under chapter 388-78A WAC or residential treatment facility licensed under chapter 246-337 WAC.

3.2 The addition contains spaces for 16 or fewer persons receiving care.

903.2.7.1 Group I-4. An automatic sprinkler system shall be provided for fire areas containing Group E occupancies where the fire area has an occupant load of 51 or more, calculated in accordance with Table 1004.5

1. An automatic sprinkler system is not required where Group I-4 daycare facilities with a total occupant load of 100 or less and is located at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.

2. In buildings where Group I-4 daycare is provided on levels on other than the level of exit discharge, an automatic sprinkler system in accordance with section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of exit discharge and all floors below the level of exit discharge other than areas classified as open parking garages.

903.2.8 Group M. An automatic sprinkler system shall be provided throughout buildings containing Group M occupancies where one of the following conditions exist:

1. Where the gross floor area of a Group M occupancy exceeds 5,000 square feet;

2. Where the gross floor area of a Group M occupancy is located more than three stories above grade; or

3. Where the combined gross floor area of all Group M occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

903.2.8.1 High piled storage. An automatic sprinkler system shall be provided as required in chapter 32 in all buildings of group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.8.2 Group M upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout Group M fire areas where the area used for the display or sale of upholstered furniture or mattresses exceed 5,000 square feet (464 m²).

903.2.9 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception: Detached one-family dwellings under 5,000 square feet.

903.2.9.1 Group R-3 An automatic sprinkler system installed in accordance with section 903.3.1.3 shall be permitted in Group R-3 Occupancies.

903.2.9.2 Group R-4 Condition 1. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4 Condition 1 occupancies.

903.2.9.3 Group R-4 Condition 2. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4 Condition 2 occupancies.

903.2.9.4 Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

903.2.10 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group S-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group S-1 occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group S-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.
4. A Group S-1 occupancy where the gross floor area used for the storage of commercial trucks or buses exceeds 5,000 square feet (464 m²)
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.10.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a gross floor area containing a repair garage exceeding 5,000 square feet.
2. One-story buildings with a gross floor area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 occupancy where the gross floor area used for the repair of commercial trucks or buses exceeds 5,000 square feet (464 m²).

903.2.10.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10.3 Group S-1 Distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 occupancy fire area used for the bulk storage of distilled spirits or wine.

903.2.10.4 Group S-1 Upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Exception: Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.

903.2.11 Group S-2 Parking garages. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

903.2.11.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the gross floor area exceeds 5,000 square feet.

903.2.11.2 Mechanical-access enclosed parking garages. An approved automatic sprinkler system shall be provided throughout buildings used for the storage of motor vehicles in a mechanical-access enclosed parking garage. The portion of the building that contains the mechanical-access enclosed parking garage shall be protected with a specially engineered automatic sprinkler system.

903.2.12 Specific building areas and hazards. In all occupancies other than Group U, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in sections 903.2.12.1 through 903.2.12.6

903.2.12.1 Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet (139.4 m²) and where the story does not comply with the following criteria for exterior wall openings:

1. Openings below grade that lead directly to the ground level by an exit stairway complying with Section 1011 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15,240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the linear distance between openings does not exceed 50 feet (15,240mm).

2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m²) in each 50 linear feet (15,240mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the linear distance between openings does not exceed 50 feet (15,240mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

903.2.12.1.1 Opening dimensions and access. Openings shall have a minimum dimension of not less than 30 inches (762mm). Access to such openings shall be provided for the fire department from the exterior and shall not be obstructed in a manner such that firefighting or rescue cannot be accomplished from the exterior.

903.2.12.1.2 Openings on one side only. Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860 mm) from such openings, the story shall be equipped with an automatic sprinkler system, or openings shall be provided on not fewer than two sides of the story.

903.2.12.3 Basements. Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by section 903.1.12.1, or where new walls, partitions or other similar obstructions are installed that increase the exit access travel distance to more than 75

feet (22,860 mm), the basement shall be equipped throughout with an approved automatic sprinkler system.

903.2.12.2 Rubbish and linen chutes. An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with section 903.3.1.1. Such sprinklers shall be installed at alternate floors, beginning with the second level below the last intake and ending with the floor above discharge. Access to sprinklers in chutes shall be provided.

903.2.12.3 Building height. An automatic sprinkler system shall be installed throughout buildings 35 feet in height or three or more stories.

Exceptions:

1. Airport control towers complying with the Washington State Building Code.
2. Open parking structures complying with the Washington State Building Code.
3. Occupancies in Group F-2 complying with the Washington State Building Code.

903.2.12.4 Ducts conveying hazardous exhausts. Where required by the International Mechanical Code, automatic sprinklers shall be provided in ducts conveying hazardous exhaust of flammable or combustible materials.

Exception: Ducts where the largest cross-sectional diameter of the duct is less than 10 inches (254 mm).

903.2.12.5 Commercial cooking operations. An automatic sprinkler system shall be installed in commercial kitchen exhaust hood and duct systems where an sprinkler system in used to comply with Section 904.

903.2.12.6 Other required fire protection systems. In addition to the requirements of section 903.2, the provisions indicated in Table 902.12.6 require the installation of a fire protection system for certain buildings and areas.

Table 903.2.12.6 Additional Required Fire protection Systems

Section	Subject
321.2	Lithium-Ion and Lithium metal battery storage
402.5, 402.6.2	Covered and open mall buildings
403.3	High-rise buildings
404.3	Atriums
405.3	Underground structures
407.7	Group I-2
410.6	Stages
411.3	Special amusements buildings
412.2.4	Airport traffic control towers
412.3.6, 412.3.6.1, 412.5.6	Aircraft hangers
415.11.11	Group H-5 HPM exhaust ducts
416.5	Flammable finishes
417.4	Drying rooms
424.3	Play structures
428	Buildings containing laboratory suites
507	Unlimited area buildings
508.5.7	Live/work units
509.4	Incidental uses
1030.6.2.3	Smoke protected assembly seating

[BG] 903.12.7 Relocatable Buildings. Relocatable buildings or structures within a building with an approved automatic fire sprinkler system shall be provided with fire sprinkler protection within occupiable space of the building and the space underneath the relocated building.

Exceptions:

1. Sprinkler protection is not required underneath the building when the space is separated from the adjacent space by construction resisting the passage of smoke and heat and combustible storage will not be located there.
2. If the building or structure does not have a roof or ceiling obstructing the overhead sprinklers.
3. Construction trailers and temporary offices used during construction prior to occupancy.

4. Movable shopping kiosks with a roof or canopy dimension less than 4 feet (1219 mm) on the smallest side.

903.2.13 During construction. Automatic sprinkler system required during construction, alteration and demolition operations shall be provided in accordance with Chapter 33 of the International Fire Code

903.3.1.1.1 Exempt locations. Subject to the approval of the Fire Code Official, automatic sprinklers may be omitted in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.

2. Any room or space where sprinklers are considered undesirable because of the nature of the contents.

3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

4. Rooms or areas that are of non-combustible construction with wholly non-combustible contents.

5. Fire service access elevator machine rooms and machinery spaces.

6. Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008.

7. In rooms or areas where other approved fire extinguishing systems are installed to protect special hazards or occupancies in lieu of automatic fire sprinklers.

903.3.7 Fire department connections. The location of fire department connections shall be approved by the Fire Code Official. Where possible, fire department connections shall be located not less than 50 feet from the protected building and not more than 50 feet from a fire hydrant.

903.4.4 Indicating valves. All automatic sprinkler systems shall be provided with a listed and approved indicating valve. Such valves shall be provided on the exterior of the building in a location to be determined by the Fire Code Official. When possible, such valve shall be located not less than 50 feet from the protected structure.

903.5 Testing and maintenance. Sprinkler systems shall be tested and maintained in accordance with the International Fire Code. A copy of inspection reports shall be signed by the individual conducting the inspection, and a copy of the report shall be forwarded to the fire department.

903.6 Existing buildings. Unless otherwise required by the International Existing Building Code an Approved automatic sprinkler systems shall be installed in existing buildings and structures at a minimum as described below:

1) Where the gross floor area exceeds 8,000 square feet and one or more of the following conditions exist:

a) There is a change of occupancy classification within the building that would require an occupancy separation per Table 508.4 of the International Building Code.

b) Any changes to the building which in their aggregate would increase the gross floor area of the building by 15 percent or more based upon the square footage of the building at the time of the adoption of the ordinance codified in this section.

C) There is a change to the building, such as changes to the exiting system, that would increase the hazard to the occupants and/or fire suppression personnel.

Exception: The installation of an approved automatic sprinkler system is not required in existing buildings or structures where the gross floor area exceeds 8,000 square feet if a permit is requested for (unless otherwise required by the International Existing Building Code):

- 1) Tenant improvements where there is no change in occupancy classification within the building that would require an occupancy separation per Table 508.4 of the International Building Code and the change to the building would not increase the hazard to the occupants and/or fire suppression personnel; or
- 2) Routine maintenance which includes but is not limited to (1) utility upgrades (replacement of electrical panel, replacement of wiring, new water or sewer service); (2) aesthetic upgrades (replacement of windows or doors, replacement of facades); (3) routine repairs (roof replacement or repair, siding replacement); or (4) site upgrades (landscaping replacement, parking area repairs).
- 3) Where the gross floor area is 8,000 square feet and a change to the building that would increase the gross floor area of the building such that the gross floor area exceeds 9,200 square feet.

Section 907

FIRE ALARMS & DETECTION SYSTEMS

907.1.4 In addition to those requirements found in Section 907.2 of the International Building Code and International Fire Code as adopted per SMC 15.08 and SMC 15.24, the following shall apply.

907.1.4.1 New Buildings and Structures. An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area.

Where required, the automatic/manual fire alarm system shall consist of a minimum of the following:

- Addressable fire alarm.
- Interior audible/visual alarm devices for the notification of the building occupants throughout. WAC 51.50.1101 and IBC Chapter 11.
- Visible devices in restrooms.
- Exterior horn/strobe shall be located on the address side of the building.
- Manual pull stations at each exit.
- Smoke detection in corridors.
- Monitoring of the automatic fire sprinkler systems/fire alarm systems.
- Buildings containing multiple tenants shall have an addressable fire alarm system capable of monitoring and sending notification of all protection systems and the individual suite address within the building to an approved central station.
- Multiple story buildings shall have an addressable system capable of monitoring and sending notification of all protection systems within the building to an approved central station.

907.1.4.2 Existing Buildings and Structures. An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area, which are altered as defined by the International Building Code and International Fire Code.

(Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

Section 912

Fire Department Connection

912.4.3 Physical Protection. Where fire department connections are subject to impact by a motor vehicle as determined by the Fire Official, Vehicle impact protection in compliance with section 312 shall be required to be provided.

15.24.090 Appeals.

Whenever the fire code official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the fire code official to the board of appeals within 20 days from the date of the decision as provided by chapter 15.04* SMC. (Ord. 2778 § 1 (Exh. A), 2021; Ord. 2452 § 1 (part), 2013; Ord. 2328 § 1 (part), 2010)

*Code reviser's note: Ordinance 2568 repeals chapter 15.04. The board of appeals provisions previously codified in the chapter have been replaced by the appeals process in the 2015 International Building Code adopted by Ordinance 2568.

15.24.100 New materials, processes or occupancies which may require permits.

The mayor, the fire chief and the chief of the bureau of fire prevention shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the International Fire Code, ~~2012 Edition~~. The chief of the bureau of fire prevention shall post such list in a conspicuous place at the bureau of fire prevention and distribute copies thereof to interested persons. (Ord. 2452 § 1 (part), 2013: Ord. 2328 § 1 (part), 2010)

15.24.110 Application of chapter 15.06 SMC, Enforcement.

Any person, firm or corporation violating any of the provisions of this chapter or the International Fire Code shall be subject to the penalty provisions of SMC 15.06.070 and 15.06.110. (Ord. 2452 § 1 (part), 2013: Ord. 2328 § 1 (part), 2010)

15.24.120 Plans – Professional approval.

Only plans approved by the Washington State Survey and Rating Bureau or certified and stamped by a fire protection engineer shall be accepted. Four sets of approved automatic sprinkler system plans shall be submitted to the building official or fire chief. (Ord. 2452 § 1 (part), 2013: Ord. 2328 § 1 (part), 2010)

15.24.130 Plans – City approval.

No building shall be occupied prior to installation and approval of required automatic sprinkler and fire alarm systems as set forth in this chapter. (Ord. 2452 § 1 (part), 2013: Ord. 2328 § 1 (part), 2010)

15.24.140 Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this chapter or the International Fire Code, ~~2012 Edition~~, or its application to any person or circumstance, is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this chapter. (Ord. 2452 § 1 (part), 2013: Ord. 2328 § 1 (part), 2010)

Exhibit E

Chapter 15.32 INTERNATIONAL RESIDENTIAL CODE

Sections:

- 15.32.010 Adopted.**
- 15.32.020 Amendments.**
- 15.32.030 Building permit and plan review fees.**

15.32.010 Adopted.

Pursuant to RCW 35A.12.140, the International Residential Code, ~~2018 Edition~~, including Appendix Chapters ~~A, B, C, F, G, H, J, and M~~ AA, AB, AC, AF, AWU and AWV published by the International Code Council and as currently amended by the Washington State Building Code Council and published in chapter 51-51 WAC, is adopted by this reference and as modified by SMC 15.32.020. This adoption by reference shall include any amendments or successive editions hereto, which adoption shall take place immediately upon ~~publication~~ the effective date issued by the Washington State Building Code Council. (Ord. 2796 § 11, 2021; Ord. 2568 § 6, 2016; Ord. 2439 § 2, 2013; Ord. 2329 § 2, 2010; Ord. 2220 § 3, 2007; Ord. 2085 § 7, 2004)

15.032-020 Amendments

~~**Section AS107.1 Fire sprinklers.** An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix R, except that this requirement shall not apply to any detached single family dwelling of less than 5,000 square feet gross area.~~

Section 105.2 Work exempt from permit.

Building:

Add the following Exceptions:

11. Exterior siding replacement where there is no work performed on the existing exterior framing or sheathing or new structural sheathing applied. (Plywood, OSB, T-111 or similar structural sheathings)

12. Window and/or door replacement Like for like, where the opening is not increased or decreased in size, or the opening is otherwise modified. (replacement or modification of King studs, trimmer, sills or other framing repair or modification does not qualify for this exception)

Electrical:

1. As allowed by Labor and Industries:

[A] 105.3 Application of Permit.

Subsection 2. Description of the property which the work is to occur on, the physical building address(s) and parcel number(s) shall be included on the application and the physical building address(s) shall be included on the plans submitted for permit.

[A] 105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall not be granted if an application has been deemed abandoned for more than 60 days and there has been a new code cycle adopted.

[A] 105.5 Expiration. Every permit issued shall be valid for 3-Calendar years from the date of issuance, provided construction is started within 1 calendar year of the date of issuance and there has been at least 1 inspection scheduled with a result other than cancelled. Additionally, there must be no suspension of work exceeding 180 consecutive days without justifiable cause or the permit shall be deemed expired for no pursuit in good faith.

[A] 105.5.1 Extensions. The Building Official or The Development Services Director are authorized to grant one extension of up to 1 year beyond the 3-year initial permit period, when requested in writing by the project owner or authorized agent provided justifiable cause can be demonstrated and the permit has not been deemed expired under the parameters of section 105.5.

[A] 105.1.2 Restoration of Expired Permits. The Building Official or The Development Services Director are authorized to restore an expired permit to the parameters of section 105.5 provided all of the following apply.

- 1) Justifiable cause can be demonstrated.
- 2) The construction began within one calendar year of the date of issuance and has had at least one inspection with a result other than cancelled.
- 3) The permit has not expired for a period of more than 60 days.
- 4) There has not been a new code cycle adopted since the date of expiration.

[A] 107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn on suitable material, legible scanned copies or digitally created drawings and documents shall be submitted electronically. Electronic media documents are to be submitted following the Cities electronic permit application procedures. Construction documents shall be of sufficient clarity to indicate the location by physical building address, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

[A] Section 113.4 Violations and penalties. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or

demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Any person, firm or corporation violating any of the provisions of this code shall be subject to the penalty provisions of SMC 15.06.070 and 15.06.110.

Table R301.2(1)

Climatic and Geographic Design Criteria

Ground Snow Load *	Wind Speed (Gust)	Seismic Design Category	Weathering	Frost line depth	Termites	Decay	Winter Design Temp	Ice Shield Underlay	Flood Hazards	Air Freeze Index	Mean Annual Temp
25 lbs/ft	85 110 mph	D-1 D-2	Moderate	12"	Slight to Moderate	Slight to Moderate	17°	No	1987 2017 FIR M	250	50°

(Ord. 2329 § 3, 2010: Ord. 2220 § 4 (part), 2007: Ord. 2085 § 8 (part), 2004)

Appendix AWU

Dwelling Unit Fire Sprinklers

The Design and Installation of residential fire sprinkler systems shall be in accordance with the International Residential Code Section P2908, Dwelling Unit Fire Sprinkler Systems.

P2904.1.1 Required Sprinkler Locations.

Sprinklers shall be installed to protect all areas of a dwelling unit, where required by Appendix AWV

Exceptions:

- 1) Sprinklers may be omitted in uninhabitable attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances. In uninhabitable attics, crawl spaces and unoccupied concealed spaces a Sprinkler shall be provided at fuel fire appliance locations withing such spaces which provide coverage of the appliance.
- 2) Sprinklers may be omitted in Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m2) in area with a least dimension of not greater than 3 feet (915 mm) and having wall and ceiling surfaces of Gypsum board.
- 3) Sprinklers may be omitted in Bathrooms not more than 55 square feet (5.1m2) provided wall and ceiling surfaces including the walls and ceilings behind tub or shower enclosures, are of non-combustible or limited combustibile materials with a 15-miute thermal barrier rating.
- 4) Sprinklers may be omitted in Garages; carports; exterior porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

Appendix AWV

Fire Sprinklers

AWV107.1 Fire Sprinklers

An approved automatic fire sprinkler system shall be installed in all new one-family and two-family dwellings and Townhomes in accordance to Appendix AWU.

Exception:

- 1) Detached single family dwelling units less than 5000 square feet (464.5 m2) shall not be required to provide sprinklers.

AWV107.2 Additions.

An approved automatic sprinkler system shall be installed in the entire structure in compliance with Appendix AWU when an addition is made.

The following Exceptions shall apply to one-family and two-family dwellings and townhomes not already provided with an approved automatic sprinkler system:

- 1) The addition of interior floor area to a two-family dwelling or townhome of a one-time addition per unit of up to 10% of the total interior square footage as measured before the addition for each unit is allowed. No cumulative allowance over time.
- 2) Where an addition of interior floor area to a detached one-family dwelling maintains a structure size at or below 5000 square feet (464.5 m2) as measured after the addition.
- 3) Any addition to a detached one-family dwelling that does not result in more than 5500 square feet total interior floor area.

15.32.030 Building permit and plan review fees.

Fees for building permits shall be assessed pursuant to Table 1-A, Chapter 1, Volume 1, of the Uniform Building Code, 1997 Edition, published by the International Conference of Building Officials. Fees for the plan review of required construction documents shall be paid by the applicant. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A, except where fire plan review is also required, in which case the plan review fee, at the discretion of the fire marshal, based upon the amount of time spent in reviewing the documents, shall not exceed 35 percent of the building permit fee as shown in Table 1-A.

Where a permit involves only an addition or remodel of a single-family dwelling or single-family accessory structure, where said work is valued at \$7,500 or less, the building official may waive the plan review fee.

Plan review fees specified in this section are separate fees from the permit fees specified herein and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves deferred submittal items as defined in Section 106.3.4.2 of the International Building Code, an additional plan review fee shall be charged at a rate shown in Table 1-A. (Ord. 2220 § 4 (part), 2007; Ord. 2085 § 8 (part), 2004)

Exhibit F

Chapter 15.44 MECHANICAL CODE¹

Sections:

- 15.44.010 Adopted.**
- 15.44.015 Application of chapter 15.06 SMC.**
- 15.44.020 Amendments.**

15.44.010 Adopted.

Pursuant to RCW 35A.12.140, the International Mechanical Code, ~~2018 Edition~~, published by the International Code Council, as amended by the Washington State Building Code Council and published as chapter 51-52 WAC, is adopted by this reference, The following reference standards the including the 2018 International Fuel Gas Code, 2014 Liquefied Petroleum Gas Code (NFPA 58), and 2018 National Fuel Gas Code (NFPA 54) in the current edition of the adopted International Mechanical Code. This adoption by reference shall include any amendments or successive editions hereto, which adoption shall take place immediately upon the effective date issued by the Washington State Building Code Council. ~~publication by the International Code Council.~~ (Ord. 2796 § 13, 2021; Ord. 2568 § 8, 2016; Ord. 2439 § 4, 2013; Ord. 2357 § 2 (part), 2011; Ord. 2329 § 4, 2010; Ord. 2220 § 5, 2007; Ord. 2085 § 3, 2004; Ord. 1834 § 3, 1998; Ord. 1693 § 1, 1995; Ord. 1566 § 1, 1992)

15.44.015 Application of this chapter 15.06 SMC.

The provisions of chapter 15.06 SMC shall apply to this chapter. (Ord. 2357 § 2 (part), 2011; Ord. 1782 § 23, 1996)

15.44.020 Amendments.

Permit Fees.

Section 106.5.2. Fees for mechanical permits shall be assessed pursuant to Table 1-A of the ~~Uniform International~~ Mechanical Code, published by the International Code Council of ~~Building Officials.~~

Fees for plan review of required construction documents shall be paid by the applicant. Said plan review fee shall be 25 percent of the building permit fee as shown in Table 1-A.

Plan review fees specified in this subsection are separate fees from the permit fees specified herein and are in addition to the permit fees.

Violations and Penalties.

~~Section 108.~~ **[a] 115.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Any person, firm or corporation violating any of the provisions of this code shall be subject to the remedies required in section 115 of the International Mechanical Code and the penalty provisions of SMC Sections 15.06.070 and 15.06.110.

(Ord. 2357 § 2 (part), 2011: Ord. 2220 § 6, 2007: Ord. 2085 § 4, 2004: Ord. 1834 § 4, 1998: Ord. 1782 § 24, 1996: Ord. 1693 § 2, 1995: Ord. 1566 § 2, 1992)

¹ Prior legislation: Ord. 1460, repealed by Ord. 1566.

Exhibit G
Chapter 15.48
PLUMBING CODE¹

Sections:

- 15.48.010 Adopted.**
- 15.48.015 Application of chapter 15.06 SMC.**
- 15.48.020 Amendments.**

15.48.010 Adopted.

Pursuant to RCW 35A.12.140, the Uniform Plumbing Code and International Plumbing Code Standards, 2018 Edition, published by the International Association of Plumbing and Mechanical Officials, as amended by the Washington State Building Code Council and published as chapters 51-56 and 51-57 WAC, ~~are~~ is adopted by this reference. This adoption by reference shall include any amendments or successive editions hereto, which adoption shall take place immediately upon the effective date issued by the Washington State Building Code Council. publication by the International Association of Plumbing and Mechanical Officials. (Ord. 2796 § 14, 2021; Ord. 2568 § 9, 2016; Ord. 2439 § 3, 2013; Ord. 2329 § 5, 2010; Ord. 2220 § 7, 2007; Ord. 2085 § 5, 2004; Ord. 1834 § 5, 1998; Ord. 1692 § 1, 1995; Ord. 1565 § 1, 1992)

15.48.015 Application of Chapter 15.06 SMC.

The provisions of chapter 15.06 SMC shall apply to this chapter. (Ord. 1782 § 25, 1996)

15.48.020 Amendments.

Violations and Penalties.

Section ~~102.3~~ 106.1. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, ~~or~~ demolish, equip, use, ~~occupy~~ or maintain ~~any building or structure~~ any plumbing or plumbing system or cause or permit the same to be done in violation of this code.

Any person, firm or corporation violating any of the provisions of this code shall be subject to the provisions of section 106 of ~~this code~~ the Uniform Plumbing Code and the penalty provisions of SMC 15.06.070 and 15.06.110.

Permit Fees.

Section ~~103.4.1~~ 104.5 Fees for plumbing permits shall be assessed pursuant to Table 1-1 of the Uniform Plumbing Code, 1997 Edition, published by the International Association of Plumbing and Mechanical Officials.

(Ord. 2220 § 8, 2007; Ord. 2085 § 6, 2004; Ord. 1834 § 6, 1998; Ord. 1782 § 26, 1996; Ord. 1695 § 2, 1995; Ord. 1565 § 2, 1992)

1 Prior legislation: Ord. 1459, repealed by Ord. 1565.



PERMIT ISSUANCE SUMMARY (01/01/2024 TO 06/25/2024) FOR CITY OF SUMNER

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Commercial/Industrial	Accessory Structure	2	120	\$18,200.00	\$521.71
	Commercial Fence	1	0	\$3,500.00	\$224.50
	Demolition	4	15,775	\$939,300.00	\$2,575.50
	Industrial Fence	1	0	\$31,700.00	\$953.90
	Modular Office	1	480	\$40,000.00	\$0.00
	New Construction	1	51,100	\$0.00	\$0.00
	Tenant improvement	18	627,752	\$4,666,500.00	\$62,711.40
BUILDING COMMERCIAL/INDUSTRIAL TOTAL:		28	695,227	\$5,699,200.00	\$66,987.01
Building Residential	Accessory Dwelling Unit	1	600	\$125,000.00	\$18,523.63
	Accessory Structure	2	530	\$7,500.00	\$341.54
	Addition	1	255	\$10,000.00	\$865.56
	Adult Family Home	1	496	\$20,000.00	\$566.56
	Alteration, Remodel, Repair	7	4,315	\$216,080.00	\$5,437.76
	Demolition	2	1,820	\$7,500.00	\$1,237.00
	New Construction	3	8,679	\$1,512,669.07	\$81,995.50
BUILDING RESIDENTIAL TOTAL:		17	16,695	\$1,898,749.07	\$108,967.55
Fire Permits	Fire Alarm	14	0	\$48,510.00	\$2,007.85
	Fire Sprinkler	2	0	\$47,300.00	\$1,219.18
	Fire Suppression	2	0	\$10,310.00	\$390.22
	Fire Underground	1	0	\$49,048.00	\$0.00
FIRE PERMITS TOTAL:		19	0	\$155,168.00	\$3,617.25
Landscape Irrigation	Landscape Irrigation - Residential	2	0	\$0.00	\$445.00
LANDSCAPE IRRIGATION TOTAL:		2	0	\$0.00	\$445.00
Mechanical Commercial/Industrial	Alteration, Remodel, Repair	8	0	\$0.00	\$589.70
	New Construction	1	0	\$0.00	\$49.80
MECHANICAL COMMERCIAL/INDUSTRIAL TOTAL:		9	0	\$0.00	\$639.50
Multifamily Building Permit	Addition	2	1,422	\$78,845.54	\$2,774.40
	Alteration, Remodel, Repair	2	3,296	\$123,500.00	\$1,964.74
	Mixed-Use Development	1	2,049	\$31,903,278.23	\$1,649,079.81
	New Construction	5	40,272	\$5,211,118.32	\$521,979.33
MULTIFAMILY BUILDING PERMIT TOTAL:		10	47,039	\$37,316,742.09	\$2,175,798.28
Plumbing Commercial/Industrial	Alteration, Remodel, Repair	9	0	\$0.00	\$10,016.08
	New Construction	1	0	\$0.00	\$0.00
PLUMBING COMMERCIAL/INDUSTRIAL TOTAL:		10	0	\$0.00	\$10,016.08
Plumbing Residential	Alteration, Remodel, Repair	10	0	\$0.00	\$552.60
PLUMBING RESIDENTIAL TOTAL:		10	0	\$0.00	\$552.60
Racks	Installation/Addition/Relocation	7	0	\$966,853.00	\$15,792.95
RACKS TOTAL:		7	0	\$966,853.00	\$15,792.95

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.

PERMIT ISSUANCE SUMMARY (01/01/2024 TO 06/25/2024)

Permit Type	Permit Work Class *	Permits Issued	Square Feet	Valuation	Fees Paid
Re-Roof	Commercial/Industrial	2	0	\$32,000.00	\$561.00
	Multifamily	2	0	\$298,823.00	\$2,396.71
	Residential	9	0	\$188,467.00	\$2,784.70
	RE-ROOF TOTAL:	13	0	\$519,290.00	\$5,742.41
Residential Mechanical	Alteration, Remodel, Repair	44	0	\$0.00	\$1,985.90
	RESIDENTIAL MECHANICAL TOTAL:	44	0	\$0.00	\$1,985.90
Sewer Line Permit	Side Sewer Installation	9	0	\$0.00	\$95,144.85
	Side Sewer Replacement	8	0	\$0.00	\$1,080.00
	SEWER LINE PERMIT TOTAL:	17	0	\$0.00	\$96,224.85
Sign	Sign	9	0	\$0.00	\$294.00
	SIGN TOTAL:	9	0	\$0.00	\$294.00
Site Development	Civil Site Development	3	0	\$0.00	\$42,890.09
	Sidewalk/Driveway Replacement	2	0	\$0.00	\$750.00
	TESC	2	0	\$0.00	\$39,673.71
	SITE DEVELOPMENT TOTAL:	7	0	\$0.00	\$83,313.80
Special Events	Banner	2	0	\$0.00	\$300.00
	Special Event	8	0	\$0.00	\$5,952.00
	SPECIAL EVENTS TOTAL:	10	0	\$0.00	\$6,252.00
Street Obstruction Notification	Street Obstruction Notification	112	0	\$0.00	\$24,205.00
	STREET OBSTRUCTION NOTIFICATION TOTAL:	112	0	\$0.00	\$24,205.00
Street Tree Permit	Street Tree Permit	1	0	\$0.00	\$0.00
	STREET TREE PERMIT TOTAL:	1	0	\$0.00	\$0.00
Tank Permit	Commercial Tank Decomission	2	0	\$33,000.00	\$923.90
	Commercial Tank Installation	1	0	\$164,000.00	\$2,704.30
	TANK PERMIT TOTAL:	3	0	\$197,000.00	\$3,628.20
Temporary Use Permits	Firework Stand	1	0	\$0.00	\$100.00
	Temporary Tent	3	0	\$0.00	\$567.00
	TEMPORARY USE PERMITS TOTAL:	4	0	\$0.00	\$667.00
Water Line	Water Line	3	0	\$0.00	\$810.00
	WATER LINE TOTAL:	3	0	\$0.00	\$810.00
GRAND TOTAL:		335	758,961	\$46,753,002.16	\$2,605,939.38

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.