

ORDINANCE NO. 11-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, AMENDING CHAPTERS 15.05 AND 15.20 OF THE COVINGTON MUNICIPAL CODE TO CONFORM WITH UPDATES TO RCW 19.27, THE REVISED WASHINGTON STATE BUILDING CODE ACT, ADOPTING THE 2015 INTERNATIONAL CODES EFFECTIVE JULY 1, 2016; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, both the City of Covington and the state have adopted the International Codes by reference to regulate construction and development; and

WHEREAS, the state has updated Chapter 19.27 of the Revised Code of Washington (RCW), the Washington State Building Code Act, to adopt the 2015 versions of the International Codes, effective July 1, 2016; and

WHEREAS, certain existing chapters of Title 15, Buildings and Construction, of the Covington Municipal Code (CMC) will not conform to RCW 19.27 after July 1, 2016; and

WHEREAS, the City Council must update the CMC's building and construction codes so that Title 15 of the CMC is consistent with RCW 19.27 effective July 1, 2016; and

WHEREAS, the SEPA Responsible Official for the city determined that adoption of this ordinance is categorically exempt as a procedural action under WAC 197-11-800(20);

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. CMC 15.05 Amended. Amended Chapter 15.05 of the Covington Municipal Code is adopted in the form as attached as Exhibit 1 and herein incorporated by this reference.

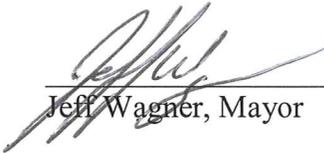
Section 2. CMC 15.20 Amended. Amended Chapter 15.20 of the Covington Municipal Code is adopted in the form as attached as Exhibit 2 and herein incorporated by this reference.

Section 3. Severability. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provision of this ordinance and ordinances and/or resolutions modified by it shall remain in force and effect.

Section 4. Corrections. Upon approval of the city attorney, the city clerk and the codifiers of this ordinance are authorized to make necessary technical corrections to this ordinance, including, without limitation, the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or section/subsection numbering.

Section 5. Effective Date. This ordinance shall be in full force and effect as of July 1, 2016, after proper posting and publication. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

Passed by the City Council of the City of Covington, Washington at its regular meeting on the 10th of May 2016, and signed in authentication of its passage.



Jeff Wagner, Mayor

PUBLISHED: May 20, 2016

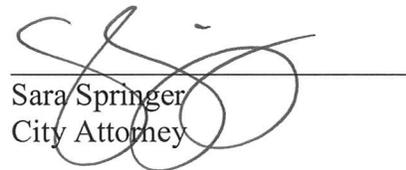
EFFECTIVE: July 1, 2016

Attested:



Sharon Scott
City Clerk

APPROVED AS TO FORM ONLY:



Sara Springer
City Attorney

EXHIBIT 1

Section 1. Repeal of Chapter 15.05 CMC of the Covington Municipal Code is hereby repealed in its entirety.

Sections:

- 15.05.010 Purpose.
- 15.05.020 Definitions.
- 15.05.030 Building Safety Division established.
- 15.05.040 Building Official designated.
- 15.05.050 Fire Chief and Fire Marshal designated.
- 15.05.060 Administration and enforcement of code.
- 15.05.070 International Building Code adopted
- 15.05.080 International Residential Code adopted
- 15.05.090 Uniform Plumbing Code adopted.
- 15.05.100 International Mechanical Code adopted.
- 15.05.110 International Fuel Gas Code adopted.
- 15.05.120 National Fuel Gas Code (NFPA 54) adopted.
- 15.05.130 Liquefied Petroleum Gas Code (NFPA 58) adopted.
- 15.05.140 International Energy Conservation Code adopted.
- 15.05.150 International Fire Code adopted.
- 15.05.160 International Property Maintenance Code adopted.
- 15.05.170 International Existing Building Code adopted
- 15.05.180 Manufactured Housing
- 15.05.190 Copies of Code on File.
- 15.05.200 Fees.
- 15.05.210 Code conflicts.
- 15.05.220 Appeals.
- 15.05.230 Violations

15.05.010 Purpose.

The purpose of this chapter as adopted is to provide for and promote the health, safety, and welfare of the general public, and not to create or to otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter.

(1) The purpose of the international codes adoption chapter is to regulate construction and/or development of site work within the incorporated boundaries of the City of Covington. Further, it is the purpose of this chapter to adopt locally State-mandated laws and codes regulating construction in order to promote the health, safety and welfare of the occupants or users of

buildings and structures and the general public as a whole by enforcement of building codes throughout this jurisdiction.

(2) It is also the purpose of this title, through enforcement of referenced codes, to regulate the safe and proper function of elements of a site or site improvement work and essential systems of a building including structural framing, plumbing and sanitation, water conservation, heating, air conditioning, ventilation, energy efficiency, safe and equal access, fire suppression systems, alarm systems, and Fire Department access.

15.05.020 Definitions.

The definitions contained in the codes adopted by reference together with the definitions contained within the applicable RCW and WAC provisions shall apply to the enforcement of this chapter unless amended in this section.

Because this section contains amended definitions or terms, a full alphabetical listing of definitions is not duplicated here. Where a term or phrase is defined in this section, the definition printed in this section amends the corresponding definitions in the codes or laws adopted by reference.

(1) "Building code" or "City of Covington Building Code" shall mean and refer to the state building code as adopted herein and as amended pursuant to the provisions of this Chapter 15.05 CMC.

(2) "Buildings and construction code" shall mean and refer to the International Building Code, as amended pursuant to the provisions of this Chapter 15.05 CMC.

(3) "Building Official" shall mean the officer or other duly authorized representative as designated by the Community Development Director, charged with the administration and enforcement of the following codes:

- (a) International Building Code;
- (b) International Residential Code;
- (c) International Mechanical Code;
- (d) Uniform Plumbing Code;
- (e) International Property Maintenance Code;
- (f) International Energy Conservation Code;
- (g) International Existing Building Code;

(4) "Building service equipment" means and refers to the plumbing, mechanical and electrical equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting, and transportation facilities essential to the occupancy of the building or structure for its designated use.

- (5) "Corporation counsel" shall mean "City Attorney or designee."
- (6) "City Treasurer" shall mean "Finance Director."
- (7) "CMC" means the Covington Municipal Code.
- (8) "Executive body" shall mean the City of Covington Council.
- (9) "Existing building" means a building erected prior to the adoption of this code, or one for which a legal building permit has been issued and approved.
- (10) "Fire code" shall mean and refer to the International Fire Code, as amended pursuant to the provisions of this Chapter 15.20 CMC.
- (11) "Fire Marshal" shall mean the fire code official, officer or other duly authorized representative as designated by the Director of Community Development, charged with the administration and enforcement of the International Fire Code.
- (12) "International Building Code" shall mean and refer to those portions of the International Building Code, published by the International Code Council, Inc., as adopted and amended from time to time and made a part of the state building code by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code.
- (13) "International Existing Building Code" shall mean and refer to the International Existing Building Code, published by the International Code Council, Inc., as adopted and amended from time to time by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code.
- (14) "International Fire Code" shall mean and refer to those portions of the International Fire Code, published by the International Code Council, Inc., as adopted and amended from time to time and made a part of the State Building Code by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code.
- (15) "International Fuel Gas Code and the National Fuel Gas Code" shall mean and refer to those portions of the International Fuel Gas Code and the National Fuel Gas Code, published by the International Code Council, Inc., that are made a part of the International Mechanical Code, and as are adopted and amended from time to time and made a part of the state building code by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code.
- (16) "International Mechanical Code" shall mean and refer to those portions of the International Mechanical Code, published by the International Code Council, Inc., as adopted and amended

from time to time and made a part of the state building code by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code.

(17) "International Property Maintenance Code" shall mean and refer to International Property Maintenance Code, published by the International Code Council, Inc., as adopted pursuant to Section 101.4.5 of the International Building Code.

(18) "International Residential Code" shall mean and refer to those portions of the International Residential Code, published by the International Code Council, Inc., as adopted and amended from time to time and made a part of the State Building Code by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code.

(19) "Local zoning code" shall mean "City of Covington Municipal Code Title 18, Development Regulations."

(20) "Mechanical code" shall mean and refer to the International Mechanical Code, as amended pursuant to the provisions of this Chapter 15.05 CMC.

(21) "Mobile home" or "manufactured home" as defined by RCW 46.04.302 means a structure, designed and constructed to be transportable in one or more sections, is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein.

(22) "Modular home" as defined by RCW 46.04.303 means a factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating, and electrical systems contained therein, does not contain its own running gear, and is mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home.

(23) "Municipality," "City" and "jurisdiction" shall mean the "City of Covington."

(24) "Occupancy" means the purpose for which a building, or part thereof, is used or intended to be used.

(25) "Person" shall mean and refer to any individual, corporation, partnership, association, joint-stock-company, Limited Liability Company, political subdivision, public corporation, taxing districts, trust, or any other legal entity.

(26) "Plumbing code and plumbing code standards" shall mean and refer to the Uniform Plumbing Code and Uniform Plumbing Code Standards, as amended pursuant to the provisions of this Chapter 15.05 CMC.

(27) "Residential code" shall mean and refer to the International Residential Code, as amended pursuant to the provisions of this Chapter 15.05 CMC.

(28) "Shall" or "will" as used in this chapter, is mandatory.

(29) "State building code" shall mean and consist of the following national model codes and the following standards, as such model codes and standards are adopted and amended from time to time by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code"

(30) "State energy code" shall mean and refer to the Washington State Energy Code as set forth at Chapter 51.11 of the Washington Administrative Code, including the Washington State Residential Energy Code and the Washington State Nonresidential Energy Code, and all amendments thereto as adopted from time to time.

(31) "Substantial remodel or addition" means any additions, alterations, or repairs to existing structures in which the area of the additions, alterations, or repairs exceeds more than 50 percent of the habitable area of the existing structure. In the case of a series of additions, alterations, or repairs projects, this title shall become effective at the point where in any three-year period the cumulative area of additions, alterations, or repairs exceeds 50 percent of the area of the structure at the time such additions, alterations, or repairs are commenced or any alteration, remodel, repair or addition which exceeds 50 percent of the value of the existing structure.

(32) "Technical codes" shall mean and refer to the national codes, standards and appendices incorporated as part of the state building code, including without limitation, the International Property Maintenance Code, all as amended pursuant to the provisions of this Chapter 15.05 CMC, together with the International Existing Building Code and the state energy code, as amended pursuant to the provisions of this Chapter 15.05 CMC.

(33) "Used mobile home" means a mobile home, which has been previously sold at retail and has been subjected to tax under chapter 82.08 RCW, or which has been previously used and has been subjected to tax under chapter 82.12 RCW, and which has substantially lost its identity as a mobile unit at the time of sale by virtue of its being fixed in location upon land owned or leased by the owner of the mobile home and placed on a foundation (posts or blocks) with fixed pipe connections with sewer, water, and other utilities.

(34) "Uniform Plumbing Code and Uniform Plumbing Code Standards" shall mean and refer to those portions of the Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials, as adopted and amended from time to time and made a part of the state building code by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code.

15.04.030 Building Safety Division established.

There is established for the city, the building safety division as defined in Section 103.1 of the International Building Code, R103.1 of the International Residential Code, and shall be under the supervision and control of the Community Development or his/her designee.

15.04.040 Building Official designated.

The building official, as defined in Section 104 of the International Building Code, R104 of the International Residential Code, and Section 104 of the International Mechanical Code and the codes adopted by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code, shall be appointed by the Community Development Director.

15.04.050 Fire Chief and Fire Marshal designated.

The “fire code official”, as defined in Section 104 of the International Fire Code, shall be appointed by the Community Development Director. The fire code official is also referred to as “Fire Chief: or “Fire Marshal”.

15.05.060 Administration and enforcement of code.

The City of Covington Community Development Department is charged with the administration and enforcement of the codes referenced in CMC 15.05.70 through 15.05.0180. To this end, the Building Official and the Fire Marshal shall provide a system that will retain necessary personnel, conduct inspections and investigations, issue appropriate permits, maintain necessary records and files, and do, or cause to be done, all things necessary and proper for the administration and enforcement of the codes.

15.05.070 International Building Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code known as the International Building Code (IBC), 2015 Edition, as adopted by the State Building Code Council and as published by the International Code Council together with Appendix Chapters: H – Signs, and Appendix I - Patio Covers, as adopted and amended by Chapter 51-50 WAC.

(1) IBC Section 105.2 Exception 1 is amended as follows:

105.2 Exception 1 One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and Federal, State, County, and City owned properties may have one storage building not to exceed 275 square feet.

(2) IBC Section 113 Deleted, Board of Appeals. Section 113 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

(3) IBC Section 114.4 Violation Penalties Section 114.4 is amended with the following:

114.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and Chapter 1.30 CMC.

15.05.080 International Residential Code adopted.

The International Residential Code (IRC) 2015 Edition, including Chapters 1 through 10, 12 through 24 and Chapter 44, published by the International Code Council, Inc., together with: Appendix E, Manufactured Housing Used as Dwellings; and Appendix K, Sound Transmission.

(1) IRC Section R105.2 Exception 1 is amended as follows:

R105.2 Exception 1 One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.

(2) IRC Section R105.2 Exception 10 is amended as follows:

R105.2 Exception 10 Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4. and decks that are not more than 18 inches above grade at any point.

(3) IRC Section R108.6 is amended as follows:

R108.6 Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

(4) IRC Section R112 Deleted, Board of Appeals. Section R112 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

(5) IRC Section R113.4 Violation Penalties Section R113.4 is amended with the following:

R113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and Chapter 1.30 CMC,

15.05.090 Uniform Plumbing Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code known as the Uniform Plumbing Code (UPC), 2015 Edition, as adopted by the State Building Code Council in Chapter 51-56WAC, as published by the International Association of Plumbing and Mechanical Officials.

(1) UPC Section 102.3 Deleted, Board of Appeals. UPC Section 102.3 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

(2) UPC Section 1101.1 Where Required. Section 1101.1 is amended with the following:

All roofs, paved areas, yards, courts, and courtyards shall be drained into a separate storm sewer system or to some other place of disposal satisfactory of the Authority Having Jurisdiction. In the case of one- and two-family dwellings, stormwater may be discharged on flat areas such as streets or lawns so long as the stormwater shall flow away from the building, shall flow away from adjoining property, shall not create a nuisance, and shall be in accordance with the approved drainage report.

(3) UPC Section 1101.5.2 is amended with the following:

Subsoil drains shall discharge downstream of water quality treatment or flow control facilities unless such facilities are designed to accommodate subsoil drain discharges and documented in the approved drainage report.

(5) UPC Section 1101.1.2.2.2 is replaced with the following:

The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building stormwater system that connects to the on-site conveyance system. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall rate for the local area.

(6) UPC Sections 1103.1, 1103.3 and 1103.4 are deleted.

(8) UPC Section 1104.3 is replaced with the following:

a. Combining storm and sanitary drainage is prohibited.

(9) UPC Section 102.5 Penalties Section 102.5 is amended with the following:

102.5 Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and Chapter 1.30 CMC.

15.05.100 International Mechanical Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code known as the International Mechanical Code (IMC), 2015 Edition, as adopted by the State Building Code Council in Chapter 51-52WAC, as published by the International Code Council.

(1) IMC Section 109 Deleted, Means of Appeal. IMC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

(2) IMC Section 108.4 Violation Penalties Section 108.4 is amended with the following:

108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and Chapter 1.30 CMC,

15.05.110 International Fuel Gas Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code known as the International Fuel Gas Code (IFGC), 2015 Edition, as adopted by the State Building Code Council in Chapter 51-52WAC, as published by the International Code Council.

(1) IFGC Section 109 Deleted, Means of Appeal. IFGC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

(2) IFGC Section 108.4 Violation Penalties Section 108.4 is amended with the following:

108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the

building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and Chapter 1.30 CMC,

15.05.120 National Fuel Gas Code (ANSI Z223.1/NFPA 54) adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code known as the National Fuel Gas Code, 2015 Edition, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA.

15.05.130 Liquefied Petroleum Gas Code (NFPA 58) adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code known as the Liquefied Petroleum Gas Code, 2014 Edition, as adopted by the State Building Code Council in Chapter 51-52WAC, as published by NFPA.

15.05.140 International Energy Conservation Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Energy Conservation Code (IECC), 2015 Edition, as adopted by the State Building Code Council in Chapters 51-11C and 51-11R WAC, as published by the International Code Council.

(1) IECC Section C109 Deleted, Board of Appeals. IECC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

(2) IECC Section R109 Deleted, Board of Appeals. IECC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

15.05.150 International Fire Code adopted.

(1) The International Fire Code as it may be specifically adopted in Chapter 15.20 CMC. This shall be known as the International Fire Code or the IFC.

15.05.160 International Property Maintenance Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Property Maintenance Code (IPMC), 2015 Edition, as adopted by the State Building Code Council as published by the International Code Council.

(1) The International Property Maintenance Code is amended by deleting Section 103 title and replacing it with:

Administration and Enforcement of Property Maintenance Inspection.

(2) The International Property Maintenance Code is amended by deleting Section 103.1 and replacing it with:

The official in charge of enforcing and administering the International Property Maintenance Code shall be known as the code official. "Code Official" shall mean the Building Official or the designee of the City Manager. The Code Official is responsible for the enforcement and administration of the International Property Maintenance Code. All references within this code to "Department of Property Maintenance Inspection" shall mean the "City of Covington".

(3) The International Property Maintenance Code is amended by deleting Section 103.2.

(4) The International Property Maintenance Code, Section 109.5 is amended by adding the following:

109.5 Assessment. Upon certification of the assessment amount being due and owing, the county treasurer shall enter the amount of the assessment upon the tax rolls against the property for the current year and the same shall become a part of the general taxes for that year to be collected at the same time and with interest at such rates and in such manner as provided for in RCW 84.56.020, as now or later amended, for delinquent taxes, and when collected to be deposited to the credit of the general fund of the city.

Priority. The assessment shall constitute a lien against the property which shall be of equal rank with state, county and municipal taxes.

The code official shall keep an itemized accounting of the expenses incurred by the City of Covington in the course of repair or demolition of any building pursuant to the provisions of Section 110.3 of this code. Upon completion of the demolition or repair work as ordered, the code official will prepare a report specifying the work performed and the itemized cost of such work and the legal description of the property upon which the work was performed.

The code official shall prepare and forward to the legal owner of the said property an itemized billing of the total cost for the repair or demolition as required by Section 110.3 of this code. Such billing shall be sent by certified mail, postage prepaid, addressed to the owner as the owner's name and address appear on the last equalized tax roll of King County. Said bill shall be due and payable within sixty (60) days of receipt.

The owner may file with the applicable department a written appeal to the Hearing Examiner within thirty (30) days of receipt of the billing pursuant to the procedures outlined in Chapter 14.35 CM(3) Within thirty (30) days of the Hearing Examiner's decision, the balance of the billing due to the city shall become due and payable and if unpaid shall become a special assessment against the property as a lien.

(5) The following sections of the IPMC, or the corresponding section of any updated or amended version of the IPMC, are removed in their entirety and not adopted:

- 302.2 Grading and drainage
- 302.5 Rodent harborage
- 302.8 Motor vehicles
- 302.9 Defacement of property
- 304.2 Protective treatment
- 304.13.2 Openable windows
- 304.14 Insect screens
- 304.15 Exterior doors
- 304.17 Guards for basement windows
- 304.18 Building security
- 305.3 Interior surfaces
- 305.6 Interior doors
- 307 Rubbish and garbage
- 308 Extermination
- 404.4.1 Room area
- 404.5 Overcrowding
- 404.6 Efficiency unit
- 604.2 Electrical appliance service

15.05.170 International Existing Building Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Existing Building Code (IEBC), 2015 Edition, as adopted by the State Building Code Council as published by the International Code Council.

(1) IEBC Section 113 Deleted, Board of Appeals. Section 113 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with CMC 15.05.220.

(2) IEBC Section 114.4 Violation Penalties Section 114.4 is amended with the following:

114.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and Chapter 1.30 CMC.

(3) IEBC Section 301.1 General Section 301.1 is amended with the following:

301.1 General. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 301.1.1 through 301.1.2 as selected by the applicant. Sections 301.1.1 through 301.1.2 shall not be applied in combination with each other. Where this code requires consideration of the seismic force resisting system of an existing building subject to repair, alteration, change of occupancy, addition or relocation of existing buildings, the seismic evaluation and design shall be based on Section 301.1.4 regardless of which compliance method is used.

(4) The International Existing Building Code is amended by deleting Section 301.3.

(5) The International Existing Building Code is amended by deleting Chapter 14 entirely.

15.05.180 Washington State Manufactured Homes (Mobile Homes) Installation Standards – General.

The City of Covington adopts the following sections pursuant to the authority of Chapters 19.27 and 43.22 RCW:

(1) Permit Required.

(a) Prior to the placement and/or installation of a mobile home on a parcel of land or on a site in a mobile home park, an installation permit must be obtained from the City of Covington Community Development Department.

(b) Installing a manufactured home (mobile home) without first having obtained the required permit is not permitted and is subject to the penalties and the serving of a stop work order.

(2) Complete Application. Pursuant to RCW 19.27.095 and 19.27.097, and in addition to the requirements of IRC Section R105.3, no building permit application shall be complete unless or until evidence of an adequate water supply and evidence of water availability and sewer availability or an adequate sewage disposal system for the intended use of the

building is provided from an approved agency for structures where plumbing fixtures are part of the proposed building permit application.

(a) Upon building permit application, where parcels are serviced by on-site sewage disposal systems, an accepted building site application is required for:

(i) New construction;

(ii) Additions where there is an increase in the floor area which extends beyond the original exterior walls;

(iii) Alteration or remodeling where the total number of bedrooms is increased; or

(iv) Change in use which results in an increase in the water/sewage volume or potential health risk.

(b) Upon building permit application, a sewer permit or a sewer and water availability letter from the utility district are required for new single-family residences.

(3) Inspections.

(a) The following inspections are required:

(i) Footing and foundation inspection;

(ii) Plumbing;

(iii) Fuel gas piping, if applicable; and

(iv) Final inspection.

(b) Occupancy of a manufactured home (mobile home) shall not be allowed prior to receiving an approved final inspection.

(c) Occupancy of a manufactured home prior to receiving an approved final inspection is subject to the penalties and the serving of a stop work order.

15.05.190 Copies of codes on file.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the adopted codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter. The copy of codes on file may be placed by the City Clerk in the custody of the office of

the Building Official in order to make them more readily available for inspection and use by the general public

15.05.200 Fees.

Except as otherwise provided in this chapter, the fee for any permit issued by the city under the authority of this chapter shall be as established by the city council a permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

15.04.210 Code conflicts

In case of conflict among the above adopted codes, the hierarchy of the codes adopted by CMC15.05.070 through 15.05.180 shall be in the order they appear. The first named code shall supersede and shall govern over those following, except as specifically described within Chapters 51-11 through 51-47 WAC.

15.05.220 Appeals.

(1) Creation. There is created a single, consolidated board of appeals to exercise those powers and determine those matters as specified in International Building Code Section 112, International Residential Code Section R112, International Mechanical Code Section 109, International Fire Code Section 108, Uniform Plumbing Code Section 102.4, International Existing Building Code Section 112, and International Property Maintenance Code Section 111.1.

(2) Name. All references to "Board of Appeals" in this chapter shall mean the City's Hearing Examiner.

(3) Filings. Notices of appeal of orders, decisions or determinations of the Building Official or Fire Marshal shall be filed with the City of Covington Community Development Department within 14 days of the order, decision or determination.

(4) Where the adoption of these codes requires a certain appeal body, requirement or process, the City Hearing Examiner shall serve as the hearing and decision-making authority for those codes, pursuant to the procedures set forth in Chapter 14.45.030 CMC for a Type 1 decision.

15.05.220 Violations.

The provisions of this chapter shall constitute a regulation within the meaning of section 1.30.010 (9) CMC, a violation per section 1.30.010 of which is subject to the code enforcement provision and penalties set forth at Chapter 1.30 CMC.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

EXHIBIT 2

Chapter 15.20 FIRE CODE

Sections:

- 15.20.010 Adoption
- 15.20.020 Amendments to the International Fire Code – Chapter 1, Scope and Administration.
- 15.20.030 Amendments to the International Fire Code – Chapter 2, Definitions.
- 15.20.040 Amendments to the International Fire Code – Chapter 3, General Requirements
- 15.20.050 Amendments to the International Fire Code – Chapter 5, Fire Service Features.
- 15.20.060 Amendments to the International Fire Code – Chapter 6, Building Services and Systems.
- 15.20.070 Amendments to the International Fire Code – Chapter 7, Fire and Smoke Prevention Features.
- 15.20.080 Amendments to the International Fire Code – Chapter 9, Fire Protection Systems.
- 15.20.090 Amendments to the International Fire Code – Chapter 11, Construction Requirements for Existing Buildings.
- 15.20.100 Amendments to the International Fire Code – Chapter 80, Reference Standards.
- 15.20.110 Amendments to the International Fire Code – Appendix B, Fire-Flow Requirements for Buildings.

15.20.010 Adoption.

The International Fire Code with Appendix B, 2015 Edition, as published by the International Code Council, as amended in Chapters 51-54A WAC, together with amendments, additions, and deletions adopted by reference, and together with Covington modifications, are adopted as the City of Covington Fire Code, and referred to as “this Code” in this Chapter.

15.20.020. Amendments to the International Fire Code – Chapter 1, Scope and Administration. The following local amendments to Chapter 1 of the International Fire Code, entitled “Scope and Administration,” are hereby adopted and incorporated into the International Fire Code:

A. Section 104 of the International Fire Code is amended by adding new subsection 104.1.1 as follows:

104.1.1. Retained authority – Additional conditions. The fire code official retains the authority to impose additional conditions where the official determines it necessary to mitigate identified fire protection

impacts and problematic fire protection systems. These conditions may include, by way of example and without limitation, increased setbacks, use of fire retardant materials, installation and/or modification of standpipes, fire sprinkler and fire alarm systems.

B. Section 105 of the International Fire Code is amended by adding new subsection 105.1.4 as follows:

105.1.4. Term. Operational permits issued in accordance with this code shall be valid for a 12 month period and are renewable at the end of that 12 month term.

C. Section 105 of the International Fire Code is amended by adding new subsection 105.6.50 as follows:

105.6.50. Commercial Kitchen. An operational permit is required for all commercial kitchens with type I hood systems.

D. Section 105 of the International Fire Code is amended by adding new subsection 105.6.51 as follows:

105.6.51. Emergency and standby power systems. An operational permit is required for code required emergency or standby power systems identified in NFPA 110.

E. Section 105 of the International Fire Code is amended by adding new subsection 105.7.21 as follows:

105.7.21. Emergency and standby power systems. A construction permit is required for the installation of a code required emergency or standby power systems identified in NFPA 110.

F. Section 108 of the International Fire Code is amended by substituting Section 108 with the following:

108 Appeals. In order to hear and decide appeals of orders, decisions or determinations made by *fire code official* relative to the suitability of alternate materials and types of construction and to provide for reasonable application and interpretation of the provisions of the International Fire Code, the City of Covington hearing examiner is designated as the board of appeals created pursuant to Section 108 of the International Fire Code adopted in CMC Title 15 above. The city hearing examiner shall constitute the board of appeals for all matters concerning the application of the International codes cited in this section. Appeals to the hearing examiner shall be made pursuant to

Chapter 14.45 CMC. The city hearing examiner shall have no authority relative to interpretation of the administrative provisions of this code.

G. Section 113 of the International Fire Code is amended by substituting subsection 113.3 with the following:

113.3 Work commencing before permit issuance. When work is started or commenced prior to obtaining approval or required permits, the ordinary fees shall be doubled. The payment of such double fee shall not relieve any persons from fully complying with the requirement of this code in the execution of the work nor from any other penalties prescribed by this code.

Sec. 13.01.030. Amendments to the International Fire Code – Chapter 2, Definitions. The following local amendment to Chapter 2 of the International Fire Code, entitled “Definitions,” is hereby adopted and incorporated into the International Fire Code:

A. Section 202 of the International Fire Code is amended by adding the following definitions to subsection 202 as follows:

OUTDOOR STORAGE. The storage of materials on-site which are not in transit.

PROBLEMATIC FIRE PROTECTION SYSTEM. A fire protection system that generates repeated preventable alarms.

Sec. 13.01.040. Amendments to the International Fire Code – Chapter 3, General Requirements. The following local amendment to Chapter 3 of the International Fire Code, entitled “General Requirements,” is hereby adopted and incorporated into the International Fire Code:

A. Section 308 of the International Fire Code is amended by substituting subsection 308.1.6.3 as follows:

308.1.6.3 Sky lanterns. The use of sky lanterns is prohibited.

B. Section 315 of the International Fire Code is amended by adding new subsection 315.4.3 as follows:

315.4.3 Idle Pallets. Idle pallets shall be stored in accordance with Sections 315.4.3.1 through 315.4.3.4.

315.4.3.1 Buildings protected with automatic sprinklers. The storage of idle pallets shall be in accordance with NFPA 13 Table A12.12.1.1.

315.4.3.2 Buildings without sprinkler protection. The storage of idle pallets shall be in accordance with Table 315.4.3.2.

Table 315.4.3.2 Clearances¹ Between Storage and Buildings

| Wall Construction Type | Openings | 0-50 Pallets | 51-200 Pallets | Over 200 Pallets |
|------------------------|-----------------------------|--------------|----------------|------------------|
| Masonry | None | 5 | 5 | 10 |
| Masonry | 1 hour protected openings | 5 | 10 | 20 |
| Masonry | 3/4 hour protected openings | 10 | 20 | 30 |
| Masonry | Non protected openings | 20 | 30 | 50 |
| Other | | 20 | 30 | 50 |

1. All distances measured in feet.

315.4.3.3 Separation from other storage. The storage of idle pallets shall be in accordance with Table 315.4.3.3.

Table 315.4.3.3 Clearance to Other Storage

| Pile Size | Minimum Distance ¹ |
|-----------|-------------------------------|
| 0-50 | 20 |
| 51-200 | 30 |
| Over 200 | 50 |

1. All

distances measured in feet.

315.4.3.4 Stacks. Pallet stacks shall be arranged to form stable piles. Pile shall be limited to an area not greater than 400 square feet. A distance half the pile height or not less than 8 ft. shall separate stacks.

15.20.050. Amendments to the International Fire Code – Chapter 5, Fire Service Features. The following local amendments to Chapter 5 of the International Fire Code, entitled “Fire Service Features,” are adopted and incorporated into the International Fire Code:

- A. Section 503 of the International Fire Code is adopted.
- B. Section 503 of the International Fire Code is amended by adding new subsection 503.1.4 as follows:

503.1.4 Conflicts. Where there is a conflict between a requirement of this section and a specific requirement of the Covington Design and Construction, the Covington Design and Construction Standards shall be applicable.

- C. Section 503 of the International Fire Code is amended by substituting subsection 503.2.1 with the following:

503.2.1 Dimensions. The following minimum dimensions shall apply for fire apparatus access roads:

1. *Fire apparatus access roads* shall have an unobstructed width of not less than 20 feet (6096 mm), except for *approved* security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

2. *Fire apparatus access road* routes shall be approved.

- D. Section 503 of the International Fire Code is amended by substituting subsection 503.2.3 with the following:

503.2.3 Surface. Facilities, buildings, or portions of buildings constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete, or other approved all-weather driving surface capable of supporting the imposed load of fire apparatus weighing at least 30 tons (27,240 kg) in accordance with the Covington Design and Construction Standards.

- E. Section 503 of the International Fire Code is amended by substituting subsection 503.2.4 with the following:

503.2.4 Turning radius. The fire apparatus access road shall have a 30 foot minimum inside turning radius and a 50 foot minimum outside turning radius. The radius must be measured from the travel lane edge, unless otherwise approved.

- F. Section 503 of the International Fire Code is amended by substituting subsection 503.2.5 with the following:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45.72 m) in length shall be provided with an approved turnaround designed as illustrated in the Covington Design and Construction Standards.

G. Section 503 of the International Fire Code is amended by substituting subsection 503.2.6 with the following:

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with specifications established by the fire code official and the public works director, or their designees; at a minimum, however, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO Standard Specifications for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of 30 tons or more ton fire apparatus, the total imposed load to be determined by the fire code official. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

H. Section 503 of the International Fire Code is amended by substituting subsection 503.2.7 with the following:

503.2.7 Grade. Fire apparatus access roads shall not exceed 15 percent longitudinally and/or 6 percent laterally in grade. Approach and departure angle for fire access shall be as determined by the fire code official.

I. Section 503 of the International Fire Code is amended by adding new subsection 503.2.9 as follows:

503.2.9 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for 20 feet on both sides of the operating nut and may be marked as a fire lane per Section 503.3.

J. Section 503 of the International Fire Code is amended by substituting subsection 503.3 with the following:

503.3 Marking. *Fire apparatus access roads* shall be marked whenever necessary to maintain the unobstructed minimum required width of roadways. Subject to the *fire code official's* prior written

approval, marked *fire apparatus access roads*, or *fire lanes*, may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection as well as any time during the life of the occupancy. Only those *fire apparatus access roads* established by the *fire code official* can utilize red marking paint and the term *fire lane*. *Fire lanes* shall be marked as directed by the *fire code official* with one or more of the following types of marking in accordance with the City of Covington Design and Construction Standards:

503.3.1 Type 1. Type 1 marking shall be installed to identify *fire lanes* on commercial and multi-family developments or as directed by the *fire code official*.

1. Curbs shall be identifiable by red traffic paint with a 6 inch wide stripe on the top and front, extending the length of the designated *fire lane*.
2. Rolled curbs shall be identified by red traffic paint with a 6 inch wide stripe on the upper most portion of the curb, extending the length of the designated *fire lane*.
3. Lanes without curbs shall be identified by red traffic paint with a 6 inch wide stripe on the pavement, extending the length of the designated *fire lane*.
4. The words “NO PARKING – FIRE LANE” shall be in 3 inch stroke white letters 18 inches in height, and placed 8 inches measured perpendicular from the red paint stripe on the pavement. Locations and intervals will be designated by the *fire code official*; marking will not exceed 50 feet apart. In most cases, both sides of the access road shall be marked. Where long drives are to be marked, the repetition shall alternate sides of the drive.

503.3.2 Type 2. Type 2 marking shall be installed to identify *fire lanes* in one- and two-family dwelling developments or as directed by the *fire code official*.

1. Type 2 marking requires metal signs stating “NO PARKING – FIRE LANE” to be installed at intervals or locations designated by the *fire code official*; signage will not exceed 150 feet apart.
2. The signs shall measure 12 inches in width and 18 inches in height and have red letters on a white background. Bottom of sign shall be a minimum of 7 feet from the curb. Signs shall be nominally parallel to the road, facing the direction of travel.
3. The sign shall be installed on an approved metal post.

Exception: On construction sites, approved portable or temporary sign posts and bases may be used.

4. Where *fire lanes* are adjacent to buildings or structures and when approved or directed by the *fire code official*, the signs may be placed on the face of the building or structure.

503.3.3. Type 3. Type 3 marking shall be installed to address situations where neither Type 1 or 2 marking are effective or as directed by the *fire code official*.

1. Specific areas designated by the fire code official shall be marked with diagonal striping across the width of the fire lane. Diagonal marking shall be used in conjunction with painted curbs and/or edge striping and shall run at an angle of 30 to 60 degrees from one side to the other. These diagonal lines shall be in red traffic paint, parallel with each other, at least 6 inches in width, and 24 inches apart. Lettering shall occur as with Type 1 marking.

K. Section 503 of the International Fire Code is amended by adding new subsection 503.7 as follows:

503.7 Establishment of fire lanes. *Fire lanes* in conformance with this code shall be established by the *fire code official* or his/her authorized designee, and shall be in accordance with 503.7.1 through 503.7.9.

503.7.1 Obstruction of fire lanes prohibited. The obstruction of a designated *fire lane* by a parked vehicle or any other object is prohibited and shall constitute a traffic hazard as defined in State law and an immediate hazard to life and property.

503.7.2 Existing fire lane signs and markings. The following signs and markings shall be provided:

1. Signs (minimum nine-inch by 16-inch) may be allowed to remain until there is a need for replacement and at that time the sign shall meet the City of Covington Design and Construction Standards and Specifications.
2. Markings may be allowed to remain until there is a need for repainting and at that time the provisions outlined in 503.3 shall be complied with.

503.7.3 Maintenance. *Fire lane* markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a *fire lane*.

503.7.4 Towing notification. At each entrance to property where *fire lanes* have been designated, signs shall be posted in a clearly conspicuous location and shall clearly state that vehicles parked in *fire lanes* may be impounded, and the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

503.7.5 Responsible property owner. The owner, manager, or person in charge of any property upon which designated *fire lanes* have been established shall prevent the parking of vehicles or placement of other obstructions in such *fire lanes*.

503.7.6 Violation – Civil infraction. Any person who fails to mark or maintain the marking of a designated *fire lane* as prescribed in this chapter, or who parks a vehicle in, allows the parking of a vehicle in, obstructs, or allows the obstruction of a designated *fire lane* commits a civil infraction to which the provisions of Chapter 7.80 RCW shall apply. The penalty for failing to mark or maintain the marking of a designated *fire lane* shall be \$150.00. The penalty for parking a vehicle in, allowing the parking of a vehicle in, obstructing, or allowing the obstruction of a designated *fire lane* shall be \$50.00.

503.7.7 Violation – Civil penalty. In addition to, or as an alternate to, the provisions of subsection 503.7.2, any person who fails to meet the provisions of the *fire lane* requirements codified in this title shall be subject to civil penalties.

503.7.8 Impoundment. Any vehicle or object obstructing a designated *fire lane* is declared a traffic hazard and may be abated without prior notification to its owner by impoundment pursuant to the applicable State law.

503.9 Enforcement. The Covington Building Official, the Covington Police or any other designated representative of the *fire code official* shall have authority to enforce the provisions of this code within their respective jurisdictions.

L. Section 503 of the International Fire Code is amended by adding new subsection 503.8 as follows:

503.8 Commercial and Industrial Developments. The *fire apparatus access roads* serving commercial and industrial developments shall be in accordance with Sections 503.8.1 through 503.8.3.

503.8.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

503.8.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet shall be provided with two separate and *approved fire apparatus access roads*.

Exception: Projects having a gross *building area* of up to 124,000 square feet that have a single *approved fire apparatus access road* when all buildings are equipped throughout with *approved automatic sprinkler systems*.

503.8.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses or as approved by the *fire code official* and *fire chief*.

M. Section 503 of the International Fire Code is amended by adding new subsection 503.9 as follows:

503.9 Aerial fire apparatus roads. The *fire apparatus access roads* that accommodate aerial fire apparatus shall be in accordance with Sections 503.9.1 through 503.9.3.

503.9.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department access shall be provided with *approved fire apparatus access roads* that are capable of accommodating fire department aerial apparatus.

503.9.2 Width. *Fire apparatus access roads* shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.

503.9.3 Proximity to building. At least one of the required access routes meeting this condition shall be positioned parallel

to one entire side of the building. The location of the parallel access route shall be *approved*.

N. Section 503 of the International Fire Code is amended by adding new subsection 503.10 as follows:

503.10 Multi-family residential developments. The *fire apparatus access roads* serving multi-family residential developments shall be in accordance with Sections 503.10.1 through 503.10.3.

503.10.1 Projects having more than 100 dwelling units. Multi-family residential projects having more than 100 *dwelling units* shall be provided with two separate and *approved fire apparatus access roads*.

Exception: Projects having up to 200 *dwelling units* may have a single *approved fire apparatus access road* when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

503.10.2 Projects having more than 200 dwelling units. Multi-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved fire apparatus access roads* regardless of whether they are equipped with an *approved automatic sprinkler system*.

503.10.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses or as approved by the *fire code official* and *fire chief*.

O. Section 503 of the International Fire Code is amended by adding new subsection 503.11 as follows:

503.11 One- and Two-family residential developments. The *fire apparatus access roads* serving one- and two-family residential developments shall be in accordance with Sections 503.11.1 and 503.11.2.

503.11.1 Projects having more than 30 dwelling units. Developments of one- or two-family dwellings where the

number of *dwelling units* exceed 30 shall be provided with two separate and *approved fire apparatus access roads*.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless *fire apparatus access roads* will, within a reasonable time, connect with future development, as determined by the *fire code official*.

503.11.2 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses or as approved by the *fire code official* and *fire chief*.

P. Section 503 of the International Fire Code is amended by adding new subsection 503.12 as follows:

503.12 Underground structures. Installation of underground structures under or within 10 feet of *fire apparatus access roads* shall be designed using *approved* criteria. The criteria shall accommodate for the loading of fire department aerial apparatus unless otherwise *approved*.

Q. Section 503 of the International Fire Code is amended by adding new subsection 503.13 as follows:

503.13 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operations shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

R. Section 507 of the International Fire Code is amended by adding new subsection 507.5.2.1 as follows:

507.5.2.1. Records. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for three years; copies shall be delivered to the fire code official within 30 calendar days of each test, inspection, or maintenance of the system.

S. Section 507 of the International Fire Code is amended by adding new subsection 507.5.3.1 as follows:

507.5.3.1. Records. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for three years; copies shall be delivered to the fire code official within 30 calendar days of each test, inspection, or maintenance of the system.

T. Section 507 of the International Fire Code is amended by substituting subsection 507.5.6 with the following:

507.5.6. Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts shall be designed and installed in accordance with the local water purveyor's design and construction standards.

U. Section 507 of the International Fire Code is amended by substituting subsection 507.5.7 with the following:

507.5.7. Fire hydrant. Fire hydrants shall be designed and installed in accordance with the local water purveyor's design and construction standards.

V. Section 507 of the International Fire Code is amended by adding new subsection 507.5.8 as follows:

507.5.8. Backflow prevention. All private fire systems shall be isolated by an approved method from the local water purveyor.

W. Section 507 of the International Fire Code is amended by adding new subsection 507.6 as follows:

507.6. Capacity for residential areas. All hydrants installed in single family residential areas shall be capable of delivering 1,500 gpm fire flow over and above average maximum demands at the farthest point of the installation.

X. Section 507 of the International Fire Code is amended by adding new subsection 507.7 as follows:

507.7. Spacing. The spacing of hydrants shall be in accordance with Sections 507.7.1 through 507.7.5.

507.7.1. Single family. The maximum fire hydrant spacing serving single family residential areas shall be 600 feet.

507.7.2. Commercial, industrial and multi-family. The maximum fire hydrant spacing serving commercial, industrial, multi-family or other areas shall be 300 feet.

507.7.3. Medians. Where streets are provided with median dividers which cannot be crossed by firefighters pulling hose lines hydrants shall be provided on each side of the street and be arranged on an alternating basis.

507.7.4. Arterials. Where arterial streets are provided with four or more traffic lanes hydrants shall be provided on each side of the street and be arranged on an alternating basis.

507.7.5. Transportation. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at a spacing not to exceed 1,000 feet to provide for transportation hazards.

Y. Section 507 of the International Fire Code is amended by adding new subsection 507.8 as follows:

507.8. Required hydrants. The number of hydrants required for a property shall be based on the calculated fire flow. The first hydrant will be calculated for up to 1,500 gpm. An additional hydrant is required for every 1,000 gpm, or fraction thereof. The required hydrants shall be within 600 feet of the property on a fire apparatus road, as measured by an approved method.

Z. Section 507 of the International Fire Code is amended by adding new subsection 507.9 as follows:

507.9. Notification. The owner of property on which private hydrants are located and the public agencies that own or control public hydrants must provide the *fire code official* with the following written service notifications in accordance with 507.9.1 and 507.9.2.

507.9.1. In-service notification. The *fire code official* shall be notified when any newly installed hydrant is placed into service.

507.9.2. Out-of-service notifications. Where any hydrant is out of service or has not yet been placed in service, the hydrant shall be identified as being out of service and shall be appropriately marked as out of service, by a method *approved* by the *fire code official*.

15.20.060. Amendments to the International Fire Code – Chapter 6, Building Services and Systems. The following local amendments to Chapter 6 of the International Fire Code, entitled “Building Services and Systems,” are hereby adopted and incorporated into the International Fire Code as if fully set forth therein.

A. Section 606 of the International Fire Code is amended by substituting subsection 606.6 with the following:

606.6. Testing of equipment. Refrigeration equipment and systems having a refrigerant circuit more than 220 pounds of Group A1 or 30 pounds of any other group refrigerant shall be subject to periodic testing in accordance with Section 606.6.1. A written record of the required testing shall be maintained on the premises for a minimum of three years; a copy shall be submitted to the *fire code official* within 30 calendar days of the testing; and a label or tag shall be affixed to the individual system identifying the date of the testing. Tests of emergency devices or systems required by this chapter shall be conducted by persons trained and qualified in refrigeration systems.

B. Section 609 of the International Fire Code is amended by supplementing subsection 609.2 with the following two subsections:

609.2.2. Permit Required. Permits shall be required as set forth in Section 105.6.

609.2.3. Approved drawing. The stamped and approved cook line drawing shall be displayed adjacent to the suppression system pull station prior to the final inspection.

C. Section 609 of the International Fire Code is amended by substituting subsection 609.3.3.3 with the following:

609.3.3.3 Records. Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning, maintained on the premises for a minimum of three years; a copy shall be sent to the *fire code official* within 30 days of the inspection or cleaning.

15.20.070. Amendments to the International Fire Code – Chapter 7, Fire and Smoke Prevention Features. The following local amendments to Chapter 7 of the International Fire Code, entitled “Fire and Smoke Prevention Features,” are hereby adopted and incorporated into the International Fire Code as if fully set forth therein.

A. Section 703 of the International Fire Code is amended by substituting subsection 703.4 with the following:

703.4. Testing. Horizontal, vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. A written record shall be maintained on the premises for a minimum of three years; a copy shall be sent to the *fire code official* within 30 calendar days of the inspection or test; and a label or tag shall be affixed to the individual assembly identifying the date of scheduled confidence test.

15.20.080. Amendments to the International Fire Code – Chapter 9, Fire Protection Systems. The following local amendments to Chapter 9 of the International Fire Code, entitled “Fire Protection Systems,” are hereby adopted and incorporated into the International Fire Code as if fully set forth therein.

A. Section 901 of the International Fire Code is amended by substituting subsection 901.6.2 with the following:

901.6.2. Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for three years; a copy shall be sent to the *fire code official* within 30 calendar days of each test, inspection, or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled confidence test.

B. Section 901 of the International Fire Code is amended by add new subsection 901.11 as follows:

901.11. Emergency contacts. It shall be the responsibility of the owner of any monitored fire protection system to provide and maintain a minimum of three emergency contacts that are capable of responding to the system location with their monitoring company.

C. Section 902 of the International Fire Code is amended by adding the following to the list in subsection 902.1:

PROBLEMATIC FIRE PROTECTION SYSTEM.

D. Section 903 of the International Fire Code is amended by substituting subsection 903.2 with the following:

903.2 Where required. An automatic sprinkler system shall be provided for when one of the following conditions exist:

1. In all buildings without adequate fire flow as required by this code.

Exception: Miscellaneous Group U Occupancies.

2. All new buildings and structures regulated by the International Building Code requiring 2,000 gallons per minute or more fire flow, or with a gross floor area of 10,000 or more square feet (929 m²), or where this code provides a more restrictive floor/fire area requirement, and shall be provided in all locations or where described by this code.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries, and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1 hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2 hour *horizontal assemblies* constructed in accordance with Section 712 of the *International Building Code*, or both.

3. Where this code requires the installation of an automatic sprinkler system to protect an occupancy within an otherwise non-sprinklered building, then automatic sprinkler protection will be required throughout the entire building.

4. When the required fire apparatus access roadway grade is 12 percent or greater.

5. Without approved fire department access as defined in the Covington Design and Construction Standards.

E Section 903 of the International Fire Code is amended by adding new subsection 903.2.9.3 as follows:

903.2.9.3 Speculative use warehouses. Where the occupant, tenant, or use of the building or storage commodity has not been determined or it is otherwise a speculative use warehouse or building, the automatic sprinkler system shall be designed to protect not less than Class IV non-encapsulated commodities on wood pallets, with no solid, slatted, or wire mesh shelving, and with aisles that are 8 feet or more in width and up to 20 feet in height.

F Section 903 of the International Fire Code is amended by adding new subsection 903.3.9 as follows:

903.3.9. Check valve. All automatic sprinkler system risers shall be equipped with a check valve.

G Section 903 of the International Fire Code is amended by adding new subsection 903.7 as follows:

903.7 Riser Room Access. All risers shall be located in a dedicated room with an exterior door, interior lighting and heat.

H Section 907 of the International Fire Code is amended by substituting subsection 907.1.3 with the following:

907.1.3 Equipment. Systems and their components shall be listed and approved for the purpose for which they are installed. All new alarm systems shall be addressable. Each device shall have its own address and shall annunciate individual addresses at a UL Central Station.

I. Section 907 of the International Fire Code is amended by substituting subsection 907.6.3 with the following:

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

Exception: Special initiating devices that do not support individual device identification.

J. Section 907 of the International Fire Code is amended by adding new subsection 907.8.5.1 as follows:

907.8.5.1. Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for three years; a copy shall be sent to the *fire code official* within 30 calendar days of each test, inspection, or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled confidence test.

K. Section 907 of the International Fire Code is amended by adding new subsection 907.11 as follows:

907.11. Latched alarms. All signals shall be automatically “latched” at the alarm panel until their operated devices are returned to normal condition, and the alarm panel is manually reset.

L. Section 907 of the International Fire Code is amended by adding new subsection 907.12 as follows:

907.12 Resetting. All fire alarm panels shall be reset only by an approved person.

907.12.1. Reset Code. The reset code for the fire alarm panel or keypad shall be 3-7-1-2-3-4. The reset code shall not be changed without approval of the fire code official.

M. Section 907 of the International Fire Code is amended by adding new subsection 907.13 as follows:

907.13 Fire Alarm Control Panel. All fire alarm control panels shall be located in the riser room designed and installed in accordance with Section 903.7 or an approved location.

N. Section 909 of the International Fire Code is amended by substituting subsection 909.20.2 with the following:

909.20.2 Written record. The records shall include the date of the maintenance, identification of the servicing personnel and notification of any unsatisfactory condition and the corrective action taken, including parts replacement. The written record of smoke control system testing and maintenance shall be maintained on the premises for three years; copied copy shall be sent to the fire code official within 30 days of each test or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled testing.

O. Section 912 of the International Fire Code is amended by substituting subsection 912.5 with the following:

912.5 Signs. Fire department connections shall be clearly identified in an approved manner.

All fire department connections shall have an approved sign attached below the Siamese clapper. The sign shall specify the type of water-based fire protection system, the structure, and the building areas served.

15.20.090. Amendments to the International Fire Code – Chapter 11, Fire Safety Requirements for Existing Buildings. The following local amendments to Chapter 11 of the International Fire Code, entitled “Fire Safety Requirements for Existing Buildings,” are hereby adopted and incorporated into the International Fire Code as if fully set forth therein.

A. Section 1103 of the International Fire Code is amended by adding new subsection 1103.5.6 as follows:

1103.5.6 Substantial Alterations. An *automatic sprinkler system* shall be installed in existing buildings regardless of use when a substantial alteration occurs in a structure equaling 10,000 or greater square feet. For the purpose of this section, a substantial alteration shall be defined as an alteration that costs 50 percent or more of the current assessed value of the structure and impacts more than 50% of the gross floor area.

B. Section 1103 of the International Fire Code is amended by adding new subsection 1103.7.8 as follows:

1103.7.8 Fire alarm control unit. If an existing *fire alarm control unit* is replaced with identical equipment it shall be considered maintenance.

15.20.100. Amendments to the International Fire Code – Chapter 80, Reference Standards. The following local amendments to Chapter 80 of the International Fire Code, entitled “Reference Standards,” are hereby adopted and incorporated into the International Fire Code as if fully set forth therein.

A. Section NFPA of the International Fire Code is amended by modifying the Standard reference number dates of publication as follows:

| | |
|--------|---------------------------------------------------------------------------------------------------------|
| 13-16 | Installation of Sprinkler Systems |
| 13D-16 | Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes |
| 13R-16 | Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height |
| 20-16 | Installation of Stationary Pumps for Fire Protection |
| 24-16 | Installation of Private Fire Service Mains and Their Appurtenances |
| 72-16 | National Fire Alarm and Signaling Code |
| 110-16 | Emergency and Standby Power Systems |
| 111-16 | Stored Electrical Energy Emergency and Standby Power Systems |
| 720-15 | Installation of Carbon Monoxide (CO) Detection and Warning Equipment |

15.20.110. Amendments to the International Fire Code – Appendix B, Fire-Flow Requirements for Buildings. The following local amendments to Appendix B to the International Fire Code, entitled “Fire-Flow Requirements for Buildings,” are hereby adopted and incorporated into the International Fire Code as if fully set forth therein.

A. Section B103 of the International Fire Code is amended by substituting subsection B103.1 with the following:

B103.1 Increases. The fire chief is authorized to increase the fire flow requirements where exposures could be impacted by fire. An increase shall not be more than twice that required for the building under consideration.

B. Section B105 of the International Fire Code is amended by substituting subsection B105.1 with the following:

B105.1 One- and two-family dwellings. Fire-flow requirements for one- and two-family *dwellings* shall be in accordance with Sections B105.1.1 through B105.1.3.

B105.1.1 Buildings less than 3,600 square feet. The minimum fire-flow and flow duration requirements shall be 1,000 gallons per minute for 1 hour.

Exception: A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is equipped with an *approved automatic sprinkler system*.

B105.1.2 Buildings greater than 3,600 square feet. The minimum fire-flow and flow duration requirements for shall not be less than that specified in Table B105.1(2).

Exception: A reduction of fire-flow and flow duration to 1,000 gallons per minute for 1 hour, as *approved*, is allowed when the building is equipped with the following;

1. An *approved automatic sprinkler system*
2. 1-hour fire resistant rated exterior walls tested in accordance with ASTM E 119 or UL 263 with exposure on the exterior side and projections with 1-hour underside protection, fire blocking installed from the wall top plate to the underside of the roof sheathing and no gable vent openings.

Exception: Walls with a distance greater than 11' to the nearest exposure or face an unbuildable lot, tract or buffer. The distance shall be measured at right angles from the face of the wall.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1(2).

Exception: A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system*. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration as specified in Table B105.1(2).

B105.2.1 Tents and Membrane structures. No fire flow is required for tents and membrane structures.

B105.2.2 Accessory residential Group U buildings. Accessory residential Group U buildings shall comply with the requirements of B105.1.

C. Section B105 of the International Fire Code is amended by deleting the following:

Table B105.1(1) Required Fire-Flow for One- and Two-family Dwellings, Group R-3 and R-4 Buildings and Townhouses

Table B105.2 Required Fire-Flow for Other than One- and Two-family Dwellings, Group R-3 and R-4 Buildings and Townhouses

D. Section B105 of the International Fire Code is amended by adding new subsection B105.4 as follows:

B105.4 Urban Separator (R-1) Alternative Fire Flow Mitigation. For development projects within the Urban Separator (R-1) zone, the following alternative fire flow mitigations are approved for use in accordance with Sections B105.4.1 through B105.4.2

B105.4.1 One- and two-family dwellings. Fire flow will not be required for one- and two-family dwellings if all of the following mitigations are met;

1. The fire-flow calculation area is less than 3600 square feet
2. The construction type of the dwelling is Type VA
3. The dwelling is equipped with a central station monitored automatic fire sprinkler system installed in accordance with Section 903.3.1.3 with a water supply of no less than 30 minutes
4. The dwelling has a fire separation distance of no less than 150 feet on all sides

B105.4.2 Buildings other than one- and two-family dwellings. Fire flow will not be required for buildings other than one- and two-family dwellings if all of the following mitigations are met;

1. The fire-flow calculation area is less than 3600 square feet
2. The construction type of the dwelling is not Type VB
3. The dwelling is equipped with a central station monitored automatic fire sprinkler system installed in accordance with Section 903.3.1.1 with a water supply of no less than 30 minutes
4. The dwelling has a fire separation distance of no less than 150 feet on all sides