

**ORDINANCE NO. 03-13**

**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 2012 INTERNATIONAL CODES, WHICH GO INTO EFFECT ON JULY 1, 2013.**

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 2012 versions of the International Codes, effective July 1, 2013; 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, 2013; 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, 2013; 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. 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. 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. This ordinance shall be in full force and effect as of July 1, 2013, after proper posting and publication. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

Section 4. 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.

Passed by the City Council on the 14<sup>th</sup> day of May, 2013.

  
\_\_\_\_\_  
Mayor Margaret Harto

PUBLISHED: May 24, 2013

EFFECTIVE: July 1, 2013

ATTESTED:

  
\_\_\_\_\_  
Sharon Scott, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Sara Springer, City Attorney

# EXHIBIT 1

## Chapter 15.05 INTERNATIONAL CODES ADOPTION

### Sections:

- 15.05.010 Title.
- 15.05.020 Purpose and scope.
- 15.05.040 Referenced codes.
- 15.05.050 Conflicts among codes.
- 15.05.060 Administration and enforcement of code.
- 15.05.070 Definitions.
- 15.05.080 Building Official.
- 15.05.090 Executive Body.
- 15.05.100 Fire Marshal.
- 15.05.110 International Property Maintenance Code (~~2009~~2012 Edition) amendments.
- 15.05.120 Washington State Manufactured Homes (Mobile Homes) Installation Standards – General.
- 15.05.130 Washington State Modular Homes and Modular Nonresidential (Commercial) Installation Standards – General.
- 15.05.140 Appeals.

### 15.05.010 Title.

This chapter shall be known as the International Codes Adoption Chapter.

### 15.05.020 Purpose and scope.

(1) The purpose of the International Codes Adoption Chapter is to regulate construction and or development of site work within the incorporated boundaries of City of Covington. Further it is the purpose of this chapter to adopt locally those 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 plumbing and sanitation, water conservation, heating, air conditioning, ventilation, energy, efficiency, fire suppression systems, alarm systems, and Fire Department access.

(3) Notwithstanding any provision of this title or the codes adopted by this title to the contrary, this title establishes duties owed to the public as a whole and not any duties to protect any person or class of persons.

(4) Except as otherwise provided for in this title, the provisions of this title shall apply to all of the following:

- (a) New construction and additions; and
- (b) Substantial remodels or additions, which must meet the requirements for new construction; and
- (c) Additions, alterations and remodels to existing buildings.

#### **15.05.040 Referenced codes.**

Pursuant to and by the authority of Chapters 19.27, 19.27A, 36.70A, 43.22, and 70.77 RCW, the following codes and standards are adopted by reference:

(1) The International Building Code (~~2009~~2012 Edition) published by the International Code Council, Inc, together with: Appendix H, Signs; Appendix I, Patio Covers; and Appendix J, Grading.

- (a) Section 504 of the International Building Code, is amended by adding the following new subsection 504.4 titled Additional height increases:

Sec. 504.4. Additional height increases. For Group B or Group R, Divisions 1 and 2 Occupancies, the permitted increase of one story allowed by subsection 504.2 may be increased to two stories and to a maximum height of 75 feet and not meeting the definition of a high rise building, when all of the following conditions are met:

(1) An automatic fire sprinkler system complying with Section 903.3.1.1 of the International Building Code (IBC) is installed throughout with the installation of quick response sprinkler heads in all areas where the use of these heads is allowed.

(2) Vertical exit enclosures are constructed as smoke proof enclosures or pressurized stair enclosures in accordance with IBC Section 909.20,

(3) Standby power is supplied for light, emergency, and any exit enclosure pressurization systems used, as provided in Sections ~~403.10.4.8~~ and 909.20.6.2 of the IBC, and the adopted edition of the National Electrical Code. Connection ahead of service disconnect means shall be permitted for standby power.

(4) Walls separating dwelling units or sleeping units, and corridor walls in Group R, Divisions 1 and 2 Occupancies shall be constructed as 1-hour fire partitions as provided in Section 708 of the IBC. Reduction of the fire-resistance rating is not permitted.

(5) All exterior walls, including those with a fire separation distance of more than five feet, shall be of not less than 1-hour fire-resistance rated construction on the interior and the exterior of the wall.

(6) Structural observation is provided during construction in accordance with Sections 1702 and 1709.1 of the IBC.

(7) An emergency voice/alarm communication system complying with subsections 907.2.12.2 through 907.2.12.2.3 of the IBC is installed.

(8) Approved supervised indicating control valves shall be provided at the point of connection to the automatic fire sprinkler system riser on each floor.

(9) Structures meeting the requirements of this subsection shall have an automatic sprinkler zone per floor. All zones must report independently.

This shall be known as the International Building Code or the IBC, published by the International Code Council, Inc.;

(2) The International Residential Code (~~2009~~2012 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; Appendix G, Swimming Pools, Spas and Hot Tubs; and Appendix K, Sound Transmission.

(a) IRC Section R108.4 amended Work commencing before permit issuance.

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

This shall be known as the International Residential Code for One and Two Family Dwellings or the IRC published by the International Code Council Inc.;

(3) The International Mechanical Code (~~2009~~2012 Edition), published by the International Code Council, Inc, together with Appendix A, Combustion Air Openings and Chimney Connector Pass-Troughs. This shall be known as the International Mechanical Code or the IMC;

(4) 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;

(5) The Uniform Plumbing Code and Uniform Plumbing Code Standards (~~2009~~2012 Edition), including chapters 1 through 11, chapter 13 and chapter 14, published by the International Association of Plumbing and Mechanical Officials, as adopted by the State of Washington pursuant to Chapter 51-56 WAC, together with: Appendix A, Recommended Rules for Sizing the Water Supply System; B, Explanatory Notes on Combination Waste and Vent Systems;

Appendix D, Sizing Stormwater Drainage Systems; Appendix E, Manufactured/Mobile Home Parks and Recreational Vehicle Parks; and Appendix I, Installation Standards;

This shall be known as the Uniform Plumbing Code or the UPC, published by the International Association of Plumbing and Mechanical Officials;

(6) The International Property Maintenance Code (~~2009~~2012 Edition), published by the International Code Council, Inc. This shall be known as the International Property Maintenance Code or the IMPC;

(7) The ~~International Washington State~~ Energy Conservation Code as amended and published by the Washington State Building Code, Chapter 51-11R and 51-11C WAC. This shall be known as the ~~IEC~~WSEC;

(8) The International Existing Building Code as amended and published by the Washington State Building Code, Chapter 51-50 WAC. This shall be known as the IEBC;

(9) The Washington State Manufactured Homes Installation Requirements, or Mobile Homes Installation Requirements. Pursuant to Chapter 19.27 RCW and RCW 43.22.440, the installation standards of WAC 296-150M-0020, 296-150M-0500, and 296-150M-0600 through 296-150M-0730 together with the reference standards listed therein; and

(10) The Washington State Factory Built Housing and Commercial Structures Installation Requirements, or Modular Installation Requirements. Pursuant to Chapter 19.27 RCW and RCW 43.22.455, the installation standards of Chapter 296-150E WAC together with the reference standards listed therein.

Note: Washington State amendments are not reprinted within the body of this Chapter.

#### **15.05.050 Conflicts among codes.**

In case of conflict among the above adopted codes, the hierarchy of the codes adopted by CMC 15.05.040(1), (2), (3) and (4) shall be in order they appear in section 15.05.040. The first named code shall supersede and shall govern over those following, except as specifically described within Chapters 51-11 through 51-47 WAC.

#### **15.05.060 Administration and enforcement of code.**

The City of Covington Community Development Department is charged with the administration and enforcement of the codes referenced in section 15.05.040. 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 Definitions.**

(1) The definitions contained in the codes adopted by reference in CMC 15.05.040 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.

(2) Where terms, phrases and words are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings.

(3) 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.

(4) "Substantial remodel or addition" means any alterations, remodels, 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.

**15.05.080 Building Official.**

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

- (1) International Building Code;
- (2) International Residential Code;
- (3) International Mechanical Code;
- (4) Uniform Plumbing Code;
- (5) International Property Maintenance Code;
- (6) Washington State Energy Code;
- (7) International Existing Building Code
- (8) Washington State Manufactured Homes Installation Requirements; and
- (9) Washington State Modular Installation Requirements.

**15.05.090 Executive Body.**

“Executive Body” shall mean the City of Covington Council.

**15.05.100 Fire Marshal.**

“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

**15.05.110 International Property Maintenance Code (~~2009~~2012 Edition) amendments**

(1) The International Property Maintenance Code (~~2009~~2012 Edition) is amended by deleting Section 103 title and replacing it with:

Administration and Enforcement of Property Maintenance Inspection.

(2) The International Property Maintenance Code (~~2009~~2012 Edition) 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 if the International Property Maintenance Code (~~2009~~2012 Edition). All references within this code to “Department of Property Maintenance Inspection” shall mean the “City of Covington”.

(3) The International Property Maintenance Code (~~2009~~2012 Edition) is amended by deleting Section 103.2.

(4) The International Property Maintenance Code (~~2009~~2012 Edition), Section 109.5 is amended by adding the following:

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 CMC. 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.

**15.05.120 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) Fuel gas piping, if applicable; and

(iii) 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. (Ord. 07-07 § 2)

**15.05.130 Washington State Modular Homes and Modular Nonresidential (Commercial) Installation Standards – General.**

The City of Covington adopts the following sections pursuant to the authority of Chapters 19.27 and 43.22 RCW and RCW 35.21.684:

(1) Permit Required.

(a) Prior to the placement and/or installation of a modular home or modular commercial building 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 modular home or modular commercial building 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 the applicant provides the City with a letter of sewer and water availability from the utility district or evidence of an adequate water supply and evidence of 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 or when an application to install a nonresidential modular structure is submitted.

(a) Upon building permit application, where parcels are serviced by on-site sewage disposal systems, an accepted building site application or an accepted building clearance 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 and an accepted building clearance are required for new single-family residences, new duplexes, new multifamily, and all commercial permits.

(3) Inspections.

(a) The following inspections are required:

(i) Footing and foundation inspection;

(ii) Fuel gas piping, if applicable; and

(iii) Final inspection.

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

(c) Occupancy of a modular commercial building shall not be allowed prior to receiving a certificate of occupancy.

(d) Occupancy of a modular home prior to receiving an approved final inspection is subject to penalties and the serving of a stop work order. (Ord. 07-07 § 2)

**15.05.135 Uniform Plumbing Code (UPC) amendments.**

The ~~2006~~ 2012 UPC adopted in CMC 15.05.040 (5) is amended as follows:

(1) UPC Section 1101.1 is replaced 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.

(2) Section 1101.3 has been amended by WAC 51-56-1100.

(3) 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.

(4) Section 11.01.11.2.2.2 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.

(5) Section 1101.12 has been amended by WAC 51-56-1100.

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

(7) Section 1104.3 is replaced with the following:

(a) Combining storm and sanitary drainage is prohibited.

(8) Section 1108.0 is not adopted per WAC 51-56-1100. (Ord. 13-09 § 20)

**15.05.140 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, 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 30 days of the order, decision or determination. (Ord. 07-07 § 2)

## 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.
- ~~15.20.030~~040 Amendments to the International Fire Code – Chapter 3, General Requirements
- ~~15.20.040~~050 Amendments to the International Fire Code – Chapter 5, Fire Service Features.
- ~~15.20.050~~060 Amendments to the International Fire Code – Chapter 6, Building Services and Systems.
- ~~15.20.060~~070 Amendments to the International Fire Code – Chapter 7, Fire-Resistance-Rated Construction.
- ~~15.20.070~~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.
- ~~15.20.080~~100 Amendments to the International Fire Code – Chapter ~~47~~80, Reference Standards.
- ~~15.20.090~~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, ~~2009—2012~~ Edition, as published by the International Code Council, as amended in Chapters 51-54~~A~~ 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 the following new subsection 104.1.1:

**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 the following new subsection 105.1.4:

**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 the following new subsection 105.6.47:

**105.6.47. 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 the following new subsection 105.6.48:

**105.6.48. 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 the following new subsection 105.7.15:

**105.7.15. 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 to read as follows:

**108 Appeals.** In order to hear and decide appeals of orders, decisions or determinations made by the building official, fire chief, or Fire Marshal 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 113.3 of the International Fire Code is amended to read as follows.

**113.3 Work commencing before permit issuance.** When work is started or proceeded 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.

**15.20.030. 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 as follows:

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

**15.20.030040. 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 315 of the International Fire Code is amended by adding a new subsection 315.~~34~~.3 as follows:

**315.~~34~~.3 Idle Pallets.** Idle pallets shall be stored in accordance with Sections 315.~~34~~.3.1 through 315.~~34~~.3.4.

**315.~~34~~.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.~~34~~.3.2 Buildings without sprinkler protection.** The storage of idle pallets shall be in accordance with Table 315.~~34~~.3.2.

**Table 315.~~34~~.3.2 Clearances<sup>1</sup> Between Storage and Buildings**

<b>Wall Construction Type</b>	<b>Openings</b>	<b>0-50 Pallets</b>	<b>51-200 Pallets</b>	<b>Over 200 Pallets</b>
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.

**315.34.3.3 Separation from other storage.** The storage of idle pallets shall be in accordance with Table 315.34.3.3.

**Table 315.34.3.3 Clearance to Other Storage**

Pile Size	Minimum Distance <sup>1</sup>
0-50	20
51-200	30
Over 200	50

1. All distances measured in feet.

**315.34.3.4 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.

**15.20.049050. 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 502.1 of the International Fire Code is amended by adding the following definition:~~

~~**LIFE SAFETY/RESCUE ACCESS.** An unobstructed access to all floor levels and each roof level of a building on not less than twenty percent of the building perimeter by utilizing a thirty-five foot ladder. An alternate method would be at least one stairway enclosure with exit doorways from each floor level and with a door opening onto each roof level which conforms to the requirements of the International Building Code.~~

~~BA.~~ Section 503 of the International Fire Code is adopted.

**EB.** Section 503.1 of the International Fire Code is amended by adding a new subsection 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.

**DC.** 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. At least one of the required fire apparatus access roads shall be located a minimum of 15 feet and a maximum of 25 feet from each building on the premises and shall be positioned parallel to one entire side of each building. The measurement for this requirement shall be taken from the exterior wall of the building to the nearest edge of the fire apparatus access road.*~~

**ED.** Section 503 of the International Fire Code is amended by substituting subsection 503.2.3:

**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.

**FE.** 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.

**GE.** 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.

**HG.** Section 503.2.6 of the International Fire Code is amended to read as follows:  
**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.

**HH.** Section 503.2.7 of the International Fire Code is amended to read as follows:

**503.2.7 Grade.** Fire apparatus access roads shall not exceed ~~12-15~~ 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.

**HI.** Section 503 of the International Fire Code is amended by adding the following new subsection 503.2.9:

**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.

**KJ.** 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*.

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

**503.3.3. Type 3.** Type 3 marking shall be installed to address situations where neither Type 1 or 2 marking are not 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.

LK. Section 503 of the International Fire Code is amended by adding a new subsection 503.7 to read as follows:

**503.7 Establishment of fire lanes.** Fire lanes in conformance with this code shall be established by the Fire Marshal 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 Marshal shall have authority to enforce the provisions of this code within their respective jurisdictions.

ML. Section 503 of the International Fire Code is amended by adding the following new subsection 503.8:

**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 area 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.

NM. Section 503 of the International Fire Code is amended by adding the following new subsection 503.9:

**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*.

**EN.** Section 503 of the International Fire Code is amended by adding the following new subsection 503.10:

**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 503.10.2.

**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*.

**PQ.** Section 503 of the International Fire Code is amended by adding the following new subsection 503.11:

**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.

**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 separate and *approved fire apparatus access roads* and shall meet the requirements of Section 503.8.3.

**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*.

**OP.** Section 503 of the International Fire Code is amended by adding the following new subsection 503.12:

**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*.

~~**R.** Section 504.1 of the International Fire Code is amended to read as follows:  
504.1 Required access. The following points of access must be provided:~~

~~1. Exterior doors and openings required by this code or the International Building Code shall be maintained readily accessible for emergency access by the fire department.~~

~~2. An approved access walkway leading from fire apparatus access roads to exterior openings required by the Fire Marshal or his/her authorized designee or the International Building Code shall be provided.~~

~~3. All occupancies shall be required to provide approved life/safety rescue access except for the following:~~

~~—— (a) Group U occupancies~~

~~—— (b) Roof access need not be provided to roof levels having slope greater than 4 in 12.~~

**Q.** Section 507 of the International Fire Code is amended by substituting subsection 507.5.2 as follows:

**507.5.2. Inspection, testing and maintenance.** Private fire hydrant systems shall be subject to annual testing. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations, and servicing shall comply with approved standards.

R. Section 507 of the International Fire Code is amended by substituting 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.

S. Section 507 of the International Fire Code is amended by substituting subsection 507.5.6 as follows:

**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.

T. Section 507 of the International Fire Code is amended by substituting subsection 507.5.7 as follows:

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

SU. Section 507 of the International Fire Code is amended by adding a 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.

TV. Section 507 of the International Fire Code is amended by adding a 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.

UW. Section 507 of the International Fire Code is amended by adding a 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.

~~VX.~~ Section 507 of the International Fire Code is amended by adding a 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.

Y. Section 507 of the International Fire Code is amended by adding a 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.

**15.20.050060. 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 609 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.

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

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

**609.2.23. 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 with the following:

**606.3.3. 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; and a label or tag shall be affixed to the individual system identifying the date of the inspection and/or cleaning.

**15.20.069070. Amendments to the International Fire Code – Chapter 7, Fire-Resistance-Rated Construction.** The following local amendments to Chapter 7 of the International Fire Code, entitled “Fire-Resistance-Rated Construction,” 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 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; and a copy shall be copied-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.

**15.20.079080. 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 is amended by substituting 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; and a copy shall be copied-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 902.1 of the International Fire Code is amended by adding the following definition to the list in subsection 902.1:

**PROBLEMATIC FIRE PROTECTION SYSTEM.** ~~A—fire protection system which generates repeated preventable malfunctions.~~

C. Section 903.2, of the International Fire Code is amended to read as follows:

**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 m<sup>2</sup>), 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.

D. Section 903 of the International Fire Code is amended by adding the following new subsection 903.2.9.3:

**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.

E. Section 903 of the International Fire Code is amended by adding a new subsection 903.3.8 as follows:

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

~~Exception: NFPA 13 D sprinkler systems.~~

~~F. Section 903 of the International Fire Code is amended by substituting subsection 903.6 with the following:~~

~~**903.6. Existing Buildings.** An approved automatic sprinkler system shall be installed in existing buildings and structures where required in Section 4603.~~

GF. Section 903 of the International Fire Code is amended by adding a 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.

HG. Section 907.1.23, of the International Fire Code is amended with the following:

**907.1.2-3 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 907.2 of the International Fire Code is amended to read as follows:~~

~~**907.2 Where required — New buildings and structures.** An approved manual, automatic or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures 3,000 square feet or greater or in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code.~~

~~Exception: Group U buildings and structures.~~

~~A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water flow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.~~

~~Exceptions:~~

~~3. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.~~

~~4. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler impairment event. Where provided, the manual fire alarm box shall not be located in an area that is accessible to the public.~~

~~J. Section 907 is amended by repealing Exception 1 of subsection 907.4.1. The amended subsection 907.4.1 reads as follows:~~

~~**907.4.1. Duct smoke detectors.** Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible trouble signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.~~

~~Exception: In occupancies not required to be equipped with a fire alarm system, actuation of a duct smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.~~

~~K.H.~~ Section 907 of the International Fire Code is amended by adding a new subsection 907.10 as follows:

~~**907.10. 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.I.~~ Section 907 of the International Fire Code is amended by adding a new subsection 907.11 as follows:

~~**907.11 Resetting.** All fire alarm panels shall be reset only by an approved person.~~

~~**907.11.1. 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 Marshal fire code official.~~

~~M.J.~~ Section 907 of the International Fire Code is amended by adding a new subsection 907.12 as follows:

**907.12 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.

NK. Section 909 of the International Fire Code is amended by substituting 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; ~~and be copied~~copied a 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.

OL. Section 912 of the International Fire Code is amended by substituting 912.4 with the following:

**912.4 Signs.** Fire department connections shall be clearly identified in an approved manner.  
~~to prevent obstruction by parking and other obstructions.~~

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 1103.5 of the International Fire Code is amended by adding a new subsection 1103.5.3 as follows:

**1103.5.3 Substantial Alterations.** The provisions of this chapter shall apply to substantial alterations to 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 1103.7 of the International Fire Code is amended by adding a 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.

**15.20.080100. Amendments to the International Fire Code – Chapter 4780, Reference Standards.** The following local amendments to Chapter 47-80 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:

- ~~13-1013~~ Installation of Sprinkler Systems
- ~~13D-1013~~ Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes
- ~~13R-1013~~ Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height
- ~~20-1013~~ Installation of Stationary Pumps for Fire Protection
- ~~24-1013~~ Installation of Private Fire Service Mains and Their Appurtenances
- 72-13 National Fire Alarm and Signaling Code
- ~~110-1013~~ Emergency and Standby Power Systems
- ~~111-1013~~ Stored Electrical Energy Emergency and Standby Power Systems
- 720-12 Installation of Carbon Monoxide (CO) Detection and Warning Equipment

**15.20.090110. 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 B105 of the International Fire Code is amended by adding a new subsection B105.1.1:~~

~~**B105.1.1. Accessory Group U buildings.** Section B105.2 will not apply to accessory group U buildings if all of the following conditions apply:~~

~~—1. The residence and accessory group U building aggregate gross floor area does not exceed 3,600 square feet.~~

~~—2. The residence meets the fire flow requirements of section B105.1.~~

~~—3. The residence and accessory group U building meet the requirements of sections 503.1.1 and 508.1.1.~~

~~—4. The location of the accessory group U building is at least 10' from any building and at least 5' from the property line.~~

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

**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 section 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 shall not be less than that specified in Table B105.1.

**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.

**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.

**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.