



ORDINANCE NO. 28364

1 AN ORDINANCE relating to the Fire Code of the City of Tacoma, regulating
2 hazards to life and property from fire and explosion; amending the
3 Tacoma Municipal Code (“TMC”) by repealing and reenacting
4 Chapter 3.02, “Fire Prevention Code,” consisting of 36 sections to be
5 known and designated as Sections 3.02.010 through 3.02.415; providing
6 for the issuance of permits; providing penalties for violation; and adopting
by reference portions of the 2015 International Fire Code, as amended by
the Washington State Fire Code, Washington Administrative Code,
Title 51, Chapter 54, to take effect on July 1, 2016.

7 WHEREAS the International Fire Code (“IFC”) and related national
8 standards are typically updated on a three-year cycle, and

9 WHEREAS the Washington State Fire Code adopts and amends the
10 2015 edition of the IFC (“2015 IFC”), to take effect on July 1, 2016, and

11 WHEREAS, in order to remain current and maintain coordination with the
12 new Washington State Fire Code, it is necessary to adopt local amendments to the
13 2015 IFC to properly coincide with the effective date of the new Washington State
14 Fire Code, and

15 WHEREAS Chapter 3.02 of the Tacoma Municipal Code adopts and amends
16 the 2015 IFC, along with state amendments, and

17 WHEREAS, on May 11, 2016, the proposed ordinance was presented to the
18 Infrastructure, Planning, and Sustainability Committee, and was approved for
19 consideration by the City Council; Now, Therefore,

20 BE IT ORDAINED BY THE CITY OF TACOMA:

21 Section 1. That Chapter 3.02 of the Tacoma Municipal Code (“TMC”), Fire
22 Prevention Code, is hereby repealed and reenacted to consist of 36 sections, to be
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known and designated as Sections 3.02.010 through 3.02.415, as set forth in the attached Exhibit "A."

Section 2. That Section 1 of this ordinance shall take effect on July 1, 2016.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



EXHIBIT "A"

**TITLE 3
FIRE[†]**

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Chapters:

- 3.02 Fire Prevention Code**
- 3.03 Piers and Wharves**
- 3.04 Fire Department**
- 3.05 *Repealed***
- 3.06 Alarm System**
- 3.07 First-Aid and Life-Saving Requirements at Retirement Apartment Complexes**
- 3.08 Assessment of Fees on Hazardous Chemicals Reported Under EPCRA**
- 3.09 Fire Code Permits and Fees**
- 3.10 Mobile Fueling Operating and Permitting Requirements**
- 3.12 Fireworks**

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**Chapter 3.02
FIRE PREVENTION CODE**

Sections:

- 3.02.010 Adoption of the International Fire Code, as Amended.
- 3.02.020 General Amendments.
- 3.02.025 Amendment of IFC Subsection 101.1 – Title.
- 3.02.030 Amendment of IFC Subsection 101.2 – Scope.
- 3.02.040 Amendment of IFC Subsection 102.7 – Referenced codes and standards.
- 3.02.050 Amendment to IFC Section 102 – Applicability, by addition of a new Subsection 102.13 – Delayed Enforcement.
- 3.02.100 Amendment to IFC Subsection 105.6.24 by addition of paragraphs 7 and 8.
- 3.02.110 Amendment of IFC Subsection 105.6.44 – Storage of Tires, Scrap Tires and Tire Byproducts.
- 3.02.120 Amendment to IFC Subsection 105.6 by addition of a new Subsection 105.6.49 – Marine terminal.
- 3.02.130 Amendment of IFC Section 108 – Board of Appeals.
- 3.02.140 Amendment of IFC Section 109 – Violations.
- 3.02.150 Amendment of IFC Section 110 by revision of the title to Unsafe Buildings, Premises, Motor Vehicles, and Marine Vessels.
- 3.02.160 Amendment of IFC Subsection 110.1 – General.
- 3.02.170 Amendment of IFC Subsection 110.2 – Evacuation.
- 3.02.180 Amendment of IFC Subsection 113.2 – Schedule of permit fees.
- 3.02.200 Amendment to IFC Section 404 – Fire Safety and Evacuation Plans, by changing title to Fire and Emergency Plans, and addition of a new Subsection 404.4 – Earthquake Emergency Plans. Remaining sections in the State Amendment are renumbered sequentially.
- 3.02.210 Amendment of IFC Subsection 503.1 – Fire Apparatus Access Roads.
- 3.02.215 Adoption of IFC Subsections 503.1.1, 503.1.2, 503.1.3, 503.2, 503.3, 503.4, and 503.4.1 – Fire Apparatus Access Roads.
- 3.02.240 Amendment of IFC Subsection 901.6.2 – Records.
- 3.02.250 Amendment to IFC Subsection 903.3 – Installation Requirements, by addition of two new Subsections, 903.3.9 – Sprinkler System Control Valves and 903.3.10 – Sprinkler System Control Valve Room Signage and Access.
- 3.02.260 Amendment of IFC Subsection 903.4.3 – Floor Control Valves.
- 3.02.275 Amendment of Subsection 907.6.3, by addition of new Subsection 907.6.3.2 – Exterior Annunciation

[†]Gas appliances; heating, ventilating, air conditioning; exhaust systems; nitro-cellulose file; refrigeration—See Chapter 2.07.



- 1 [3.02.290 Amendment to IFC Section 907 – Fire Alarm and Detection Systems, by addition of a new Subsection 907.10 – Signage.](#)
- 2 [3.02.310 Amendment to IFC Subsection 1103.5 – Sprinkler systems, by addition of Subsection 1103.5.4 Group R occupancies.](#)
- 3 [3.02.320 Amendment of IFC Subsection 1103.6.1 – Existing multiple-story buildings.](#)
- 4 [3.02.330 Amendment of IFC Subsection 1103.7.6 – Group R-2.](#)
- 5 [3.02.350 Amendment of IFC Subsection 1104.16.5 – Addition of Subsections 1104.16.5.2 Inspections and Testing and 1104.16.5.3 Records.](#)
- 6 [3.02.370 Amendment of IFC Subsection 3504.2.6 – Fire Extinguisher.](#)
- 7 [3.02.380 Amendment of IFC Subsection 3601.1 – Scope.](#)
- 8 [3.02.385 Amendment of IFC Subsection 5704.2.9.6.1 – Locations where above-ground tanks are prohibited.](#)
- 9 [3.02.390 Amendment to IFC Subsection 5704.3.4 by addition of new Subsection 5704.3.4.5 – Liquids for demonstration, treatment and laboratory work.](#)
- 10 [3.02.395 Amendment of IFC Subsection 5706.2.4.4 – Locations where above-ground tanks are prohibited.](#)
- 11 [3.02.400 Amendment of IFC Subsection 5706.5.4.5 – Commercial, industrial, governmental or manufacturing, by deletion and addition of a new Subsection 5706.5.4.5.](#)
- 12 [3.02.405 Amendment of IFC Subsection 5806.2 – Limitations.](#)
- 13 [3.02.410 Amendment of IFC Subsection 6101.3 – Construction Documents.](#)
- 14 [3.02.415 Amendment of IFC Subsection 6104.2 – Maximum capacity within established limits.](#)

3.02.010 Adoption of the International Fire Code, as Amended.

The 2015 edition of the International Fire Code (“IFC”), together with Appendices B, C, F, and H published by the International Code Council (“ICC”), including all amendments and revisions in the Washington State Fire Code, Washington Administrative Code (“WAC”) Title 51, Chapter 54A, effective July 1, 2016, are hereby adopted by reference, pursuant to the provisions of RCW 35.21.180, as the official Fire Code of the City of Tacoma, such adoption by reference, however, to be subject to the modifications set forth in this chapter. The definitions set forth in Chapter 2 of the IFC, as amended by WAC 51-54A, shall be the definitions which apply in Tacoma Municipal Code (“TMC”) Chapter 3.02. In Section 108 of the IFC, the “Board of Appeals” shall mean the Board of Building Appeals, as created in TMC Chapter 2.17.

3.02.020 General Amendments.

The following numbered sections and numbered tables of the IFC and WAC 51-54A, adopted by reference in this chapter, are amended to read as hereinafter set forth and as so amended shall supersede that section, subsection, or table so numbered in the IFC and WAC 51-54A, and shall be part of the official Fire Code of the City of Tacoma. The sections, subsections, and tables amended, added, or deleted are as follows:

| | | | |
|--------------------------|-----------------------|---------------------------|------------------------------|
| 101.1 | 110 | 901.6.2 | 3504.2.6 |
| 101.2 | 110.1 | 903.3 | 3601.1 |
| 102.7 | 110.2 | 903.4.3 | 5704.2.9.6.1 |
| 102.13 | 113.2 | 907.6.3.2 | 5704.3.4.5 |
| 105.6.24 | 404.4 | 907.10 | 5706.2.4.4 |
| 105.6.44 | 503.1 | 1103.5 | 5706.5.4.5 |
| 105.6.49 | 503.2 | 1103.6.1 | 5806.2 |
| 108 | 503.3 | 1103.7.6 | 6101.3 |
| 109 | 503.4 | 1104.16.5 | 6104.2 |

3.02.025 Amendment of IFC Subsection 101.1 – Title.

101.1 Title. These regulations shall be known as the Fire Code of the City of Tacoma, hereinafter referred to as “this code.”

3.02.030 Amendment of IFC Subsection 101.2 – Scope.

101.2 Scope. This code establishes regulations affecting or relating to structures, processes, premises, motor vehicles, and marine vessels and safeguards regarding:

- 1. The hazard of fire and explosion arising from the storage, handling, or use of structures, materials, or devices;



2. Conditions hazardous to life, property, or public welfare in the occupancy, structures, motor vehicle, marine vessel, or premises;

3. Fire hazards in the structure or on the premises from occupancy or operation;

4. Matters related to the construction, extension, repair, alteration, or removal of fire suppression or fire alarm systems; and

5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

3.02.040 Amendment of IFC Subsection 102.7 – Referenced Codes and Standards.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 80, and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2. The edition of each referenced code and standard shall either be the edition listed in Chapter 80 or the most current published edition.

3.02.050 Amendment to IFC Section 102 – Applicability, by addition of a new Subsection 102.13 – Delayed Enforcement.

102.13 Delayed Enforcement. If in the opinion of the fire code official, a requirement of this code is deemed inapplicable, inappropriate, or textually incorrect, the fire code official may propose to the Board of Building Appeals, a change or deletion of said requirement(s). The fire code official may postpone enforcement of such a requirement pending review and consideration by the Board of Building Appeals.

3.02.100 Amendment to IFC Subsection 105.6.24 – Hot work operations by addition of paragraphs 7 and 8.

7. Conduct hot work on storage tanks, piping, and associated systems containing or previously containing flammable or combustible liquids or other hazardous materials that could present a fire or explosion hazard.

8. Conduct hot work on marine vessels.

3.02.110 Amendment of IFC Subsection 105.6.44 – Storage of Tires, Scrap Tires and Tire Byproducts.

105.6.42 Storage of Tires, Scrap Tires, and Tire Byproducts. An operational permit is required to establish, conduct, or maintain storage of tires, scrap tires, or tire byproducts that exceeds 1,000 cubic feet of total volume of scrap tires and for indoor storage of tires, scrap tires, and tire byproducts.

3.02.120 Amendment to IFC Subsection 105.6 by addition of a new Subsection 105.6.49– Marine terminal.

105.6.47 Marine terminal. An annual operational permit is required to handle or temporarily locate containers, tanks, or cylinders of hazardous materials at marine terminals. A special operations permit is required for any hazardous materials outside the scope of the annual operations permit.

3.02.130 Amendment of IFC Section 108 – Board of Appeals.

108.1 The Board of Building Appeals. The Board of Building Appeals, as created by TMC Chapter 2.17, is the properly designated Board of Appeals for this code. The Board of Building Appeals, within the authority granted it by TMC Chapter 2.17, shall:

Hear and decide properly filed appeals of orders, decisions, or determinations made by the fire chief or duly authorized representatives relative to the application and interpretation of this code.

108.2. Limitations of Authority. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The Board of Building Appeals shall not be empowered to waive requirements of this code or to grant variances unless specifically granted in TMC Chapter 2.17.

3.02.140 Amendment of IFC Section 109 – Violations, by replacing this section as published in the IFC in its entirety with the following.

109.1 Unlawful acts. It shall be unlawful for any person, firm, corporation, or other legal entity to erect, construct, alter, extend, repair, move, remove, demolish, utilize or occupy a building, occupancy, structure, vehicle, marine vessel, premises, equipment or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.



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109.2 Owner/occupant responsibility/person causing the violation. Correction and abatement of violations of this code shall be the responsibility of the owner, the owner’s authorized agent, or person causing the violation. Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

109.3 Notice of violation. Where the fire code official finds a building, premises, structure, storage facility, outdoor area, vehicle or marine vessel that is in violation of this code, the fire code official may issue a written notice of violation describing the conditions deemed hazardous or unsafe and, where compliance is not immediate, specifying a time for reinspection.

109.3.1 Service. A notice of violation issued pursuant to this code shall be served upon the owner, the owner’s authorized agent, operator, occupant, or other person responsible for the condition or violation, either by personal service, mail or by delivering the same to, and leaving it with, some person of responsibility upon the premises. For unattended or abandoned locations, a copy of such notice of violation shall be posted on the premises in a conspicuous place at or near the entrance to such premises and the notice of violation shall be mailed by certified mail with return receipt requested or certificate of mailing, to the last known address of the owner, the owner’s authorized agent, or occupant. The notice of violation served shall provide the information, if available, required in sections 109.3.1.1 through 109.3.1.5.

109.3.1.1 The address of the site or premises or a detailed description of the location along with the specific details of the conditions to be corrected;

109.3.1.2 A specified timeframe or deadline to correct the violations;

109.3.1.3 The violation penalties that may be imposed if the violations are not corrected within the timeframe or deadline indicated on the notice of violation;

109.3.1.4 The procedure that may be implemented if civil penalties in excess of \$1,000 are assessed in connection with the notice of violation; and

109.3.1.5 The issuance date of the notice of violation along with the name, address, and telephone number of the person issuing the notice of violation.

109.3.2 Compliance with orders and notices. A notice of violation issued or served as provided by this code shall be complied with by the owner, the owner’s authorized agent, operator, occupant, or other person responsible for the condition or violation to which the notice of violation pertains.

109.3.3 Abatement of violations. If a notice of violation is not complied with promptly or within the timeframe required, the fire code official may request the City to institute the appropriate legal proceedings at law or in equity to restrain, correct or abate such violation or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant hereto.

109.3.4 Unauthorized tampering. Signs, tags, or seals posted or affixed by the fire code official shall not be mutilated, destroyed, or tampered with, or removed, without authorization from the fire code official.

109.4 Violation Penalties. An owner, occupant, or person causing the violation who does not comply with the notice of violation within the specified period of time, the fire code official may issue a second notice of violation and may issue a civil penalty of \$250. The monetary penalties for violations shall be as follows:

109.4.1 First and subsequent civil penalties \$250;

109.4.2 Each day that a property or person is not in compliance with the provisions of this code may constitute a separate violation.

109.4.3 Penalties shall be billed to the property owner or, if appropriate, to the person, firm, corporation, legal entity or permit holder issued the notice of violation. Penalties unpaid after 60 calendar days may be collected in any lawful means, including but not limited to, referral to a collection agency.

109.4.4 Abatement of violation. In addition to the imposition of penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.



109.5 Administrative Reviews by the Fire Code Official.

1 109.5.1 General. An owner, occupant, or person causing the violation to whom a notice of violation or a civil
2 penalty has been issued relative to the notice of violation of this code, may request an administrative review
3 of the violations cited in the issued notice of violation or for the civil penalties assessed pursuant to
4 enforcement.

5 109.5.2 Request of Administrative Review. An owner, or occupant, or person causing the violation may
6 request an administrative review of the violations cited in the notice of violation or of a civil penalty assessed
7 by filing a written request with the fire code official, sent to the attention of the contact listed within the
8 notice of violation within seven (7) calendar days of the notification date of violations or the date a civil
9 penalty is assessed. The request shall state, in writing, the reasons the fire code official should consider the
10 violations cited in the notice of violation as not being violations of this code or TMC Title 3, or why the fire
11 code official should negate or reduce the civil penalty. Upon receipt of the request for administrative review,
12 the fire code official shall review the information provided.

13 109.5.3 Decision of Fire Code Official. After considering all of the information provided, the fire code
14 official shall determine whether a violation has occurred, and shall affirm, vacate, suspend, or modify the
15 notice of violation or the amount of any monetary penalty assessed. The decision of the fire code official shall
16 be delivered in writing to the appellant by first class mail. If the administrative review is for the violation, the
17 decision of the fire code official shall include an official interpretation of the relevant code sections for which
18 the notice of violation was issued.

19 109.5.4 Appeals of the Administrative Review by the Fire Code Official. The official interpretation of the
20 code provisions, cited as being the basis for the notice of violation issued, made in the administrative review
21 decision by the fire code official may be appealed directly to the Board of Building Appeals, in accordance
22 with the provisions this code. Said appeal shall be filed with the City Clerk within seven (7) calendar days of
23 receipt of the decision of fire code official.

24 109.6 Alternate Criminal Penalty. Any person, firm, corporation or other legal entity who violates or fails to
25 comply with any of the provisions referenced in this code and TMC Title 3 may be guilty of a misdemeanor
26 and, upon conviction thereof, may be subject to a fine in an amount not exceeding \$1,000.00, or subject to
27 imprisonment in jail of not more than 180 days, or both a fine and imprisonment. Each day a person, firm,
28 corporation or other legal entity violates or fails to comply with a provision of this code and TMC Title 3 may
29 be considered a separate violation.

3.02.150 Amendment of IFC Section 110 by revision of the title to Unsafe Buildings, Premises, Motor Vehicles, and Marine Vessels.

3.02.160 Amendment of IFC Subsection 110.1 – General.

110.1 General. If a premises, a building or structure, or any building system, motor vehicle, or marine vessel, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall be authorized to issue such notices or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall be authorized to refer any unsafe building to the building department for any repairs, alterations, remodeling, removing or demolition as required.

3.02.170 Amendment of IFC Subsection 110.2 – Evacuation.

110.2 Evacuation. The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied premises, building, motor vehicle, or marine vessel deemed unsafe when the hazardous conditions of such premises, building, motor vehicle, or marine vessel present imminent danger to occupants. Persons so notified shall immediately leave the building, structure, premises, motor vehicle, or marine vessel and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

3.02.180 Amendment of IFC Subsection 113.2 – Schedule of permit fees.

113.2 Schedule of permit fees. A fee for each permit shall be paid in accordance with requirements established in TMC Chapter 3.09.



3.02.200 Amendment to IFC Section 404 – Fire Safety and Evacuation Plans, by changing title to Fire and Emergency Plans, and addition of a new Subsection 404.4. Remaining sections in the State Amendment are to be renumbered sequentially.

404.4 Earthquake Emergency Plans. An earthquake safety plan shall include the following:

1. A method of instructing employees and occupants in the meaning execution of “Drop, Cover and Hold,” which is the correct action to take during an earthquake to avoid injury, shall be identified.
2. A person or team shall be designated to assess the condition of the building after an earthquake, to determine if an evacuation is necessary or recommended. This decision shall be based upon structural integrity of the building, the condition of evacuation routes and assessment of hazards that occupants might encounter as they leave the building.
3. A method of instructing employees and occupants as to the hazards they may encounter on the building exterior as a result of an earthquake shall be identified.
4. The preferred and any alternative means of evacuation and of the communication of this decision to the employees and occupants of the building shall be identified.
5. Primary and secondary evacuation routes shall be identified from all areas of the building.
6. A location a safe distance from any buildings shall be designated as the meeting area for building employees and occupants.
7. A method of accounting for all persons shall be established in the plan.

3.02.210 Amendment of IFC Subsection 503.1 – Fire Apparatus Access Roads.

503.1. Where required, Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1 through 503.1.3

Exception: The fire code official is authorized to approve roads conforming to locally adopted street, road, and access standards

3.02.215 Adoption of IFC Subsections 503.1.1, 503.1.2, 503.1.3, 503.2, 503.3, 503.4, and 503.4.1 – Fire Apparatus Access Roads.

Sections 503.1.1 Buildings and facilities, 503.1.2 Additional access, 503.1.3 High-piled storage, 503.2 Specifications, 503.3 Marking, 503.4 Obstruction of fire apparatus access roads, and 503.4.1 Traffic calming devices are adopted as published in the IFC.

3.02.240 Amendment of IFC Subsection 901.6.2 – Records.

901.6.2 Records. Records of all system inspections, tests and maintenance required by this code and the referenced standards shall be maintained on the premises for a minimum of three years. Records shall be furnished in approved form as required by the fire code official.

3.02.250 Amendment to IFC Subsection 903.3 – Installation Requirements, by addition of two new Subsections, 903.3.9 – Sprinkler system control valves and 903.3.10 – Sprinkler system control valve room signage and access.

903.3.9 Sprinkler system control valves. Sprinkler system control valve rooms shall be directly accessible from the exterior of the building, unless otherwise approved by the fire code official.

903.3.10 Sprinkler system control valve room signage and access.

903.3.10.1 Signage. The room housing the sprinkler system control valves shall be clearly marked with a sign on the outside of its door stating “SPRINKLER VALVE ROOM” or otherwise approved by the fire code official.

903.3.10.2 Access. In accordance with Section 506 of this code, a key box containing the appropriate key(s) shall be required at the main entrance to the building or other approved location.

Exception: Doors not equipped with a locking device.

3.02.260 Amendment of IFC Subsection 903.4.3 – Floor Control Valves.

903.4.3 Floor control valves. Multistory buildings exceeding two stories in height shall be provided with a floor control valve, check valve, main drain valve, and flow switch for isolation, control, and annunciation of water flow for each individual floor level.



Exceptions:

1. Buildings three or less stories in height containing only Group R fire areas.

2. Dry sprinkler systems in parking garages.

3. Locations approved by the fire code official.

3.02.275 Amendment to Subsection 907.6.3 by addition of new Subsection 907.6.3.2 – Exterior Annunciation.

907.6.3.2 Exterior Annunciation. The fire code official is authorized to require an exterior audible/visible notification appliance mounted in an approved location. The appliance shall activate upon alarm signal.

3.02.290 Amendment to IFC Section 907 – Fire Alarm and Detection Systems, by addition of a new Subsection 907.10 – Signage.

907.10 Signage.

907.10.1 Fire alarm control panel. When required by the fire code official, a sign shall be placed at the alarm panel stating that the panel shall not be reset until after the Fire Code Official determines the cause of the alarm. The alarm panel may be silenced if the alarm is a false alarm and no danger is present for the occupants.

907.10.2 Room identification. When required by the fire code official, the door to the room housing the fire alarm control shall be labeled “FIRE ALARM CONTROL PANEL INSIDE.”

3.02.310 Amendment to IFC Subsection 1103.5 – Sprinkler systems, by addition of Subsection 1103.5.4 – Group R occupancies.

1103.5.4 Group R occupancies. Where required by Sections 1103.5.4.1, 1103.5.4.2, 1103.5.4.3, or 1103.5.4.4, automatic fire sprinkler systems shall be installed within existing buildings with Group R fire areas where any of the following conditions exist:

1. Building exceeds 5,000 square feet in area; or

2. Building exceeds two stories in height; or

3. Building contains five or more dwelling or sleeping units. Installation of an automatic fire sprinkler system, in accordance with Section 903.3.1.2 (NFPA 13R), may be approved in non high-rise buildings exceeding four stories in height when approved by the fire code official and the building official.

Exception: Buildings regulated by the International Residential Code.

1103.5.4.1 Fire Damage. Throughout buildings that incur fire, water or smoke damage where repairs include the removal and/or replacement of more than 50 percent of the ceiling finishes in more than one dwelling or sleeping unit.

Exception: The fire code official is authorized to approve a work plan established by the building owner where damaged units are provided with fire sprinklers immediately and the remainder of the building is provided with fire sprinklers over a period not to exceed ten years.

1103.5.4.2 Level I Alterations. Throughout dwelling or sleeping units where work involves the removal and/or replacement of more than 50 percent of the ceiling finishes in more than one dwelling or sleeping unit.

1103.5.4.3 Level II Alterations. Throughout dwelling or sleeping units where work areas exceed 50 percent of the floor area of the dwelling or sleeping unit.

1103.5.4.4 Level III Alterations and Substantial Improvements. Throughout buildings undergoing level III alterations or substantial improvements as defined in TMC Chapter 2.02.

3.02.320 Amendment of IFC Subsection 1103.6.1 – Existing multiple-story buildings.

1103.6.1 Existing multiple-story buildings. Existing buildings with occupied floors located more than 50 feet above the lowest level of fire department access or more than 50 feet below the highest level of fire department access shall be equipped with standpipes. The fire code official is authorized to approve the installation of a manual dry standpipe system to achieve compliance with this section.

Exception: Buildings four or more stories in height containing a Group R occupancy shall be equipped with standpipes.



3.02.330 Amendment of IFC Subsection 1103.7.6 – Group R-2.

1103.7.6 Group R-2. A fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed and monitored in existing Group R-2 occupancies three or more stories in height or with 16 or more dwelling units or sleeping units.

Exceptions:

1. Where each living unit is separated from other contiguous living units by fire barriers having a fire-resistance rating of not less than 3/4 hour, and where each living unit has either its own independent exit or its own independent stairway or ramp discharging at grade.

2. A separate fire alarm system is not required in buildings that are equipped throughout with an approved supervised automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and having a local alarm to notify all occupants.

3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Sections 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, exception 3.

3.02.350 Amendment of IFC Subsection 1104.16.5 – Addition of Subsections 1104.16.5.2 Inspections and Testing and 1104.16.5.3 Records.

1104.16.5.2 Inspections and Testing. In addition to the examination required by Section 1104.16.5.1 fire escape stairs and balconies shall be inspected and tested every six months by the owner or owner’s agent. Any deficiencies found shall be immediately corrected. Inspection and testing shall include:

1. Visual inspection of all components for signs of mechanical damage or rust.

2. Operational testing of all moving parts including ladders, stairs, windows and doors.

1104.16.5.3 Records. Examination, inspection and testing records shall be maintained on site. Copies shall be submitted to the fire code official at six-month intervals.

3.02.370 Amendment of IFC Subsection 3504.2.6 – Fire Extinguisher.

3504.2.6 Fire Protection. A minimum of one portable fire extinguisher complying with Section 906 and with a minimum 2-A:20-B:C rating or a charged water hose (1-1/2 inch minimum) equipped with a nozzle shall be readily accessible within 30 feet of the location where hot work is performed and shall be accessible without climbing stairs or ladders. For ship-shoreside maintenance or repairs, both the fire extinguisher and the charged water hose (1-1/2 inch minimum) shall be provided.

3.02.380 Amendment of IFC Subsection 3601.1 – Scope.

3601.1 Scope. Marina facilities shall be in accordance with this chapter and TMC Title 2.13 – Waterfront Structures and Marinas.

3.02.385 Amendment of IFC Subsection 5704.2.9.6.1 – Locations where above-ground tanks are prohibited.

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited.

Exceptions:

1. Installations at any facility or site located within Industrial Districts defined by TMC Title 13; or

2. Installations that serve emergency and standby generators or fuel burning appliances as approved by the fire code official; or

3. Installations at any facility or site containing Class I liquid with aggregate capacity of 10 gallons or less; or

4. Installations at any facility or site containing Class II liquids with aggregate capacity of 60 gallons or less, except fuel oil used in connection with oil-burning equipment; or

5. Installations at any facility or site as approved by the fire code official.



3.02.390 Amendment to IFC Subsection 5704.3.4 – Quantity limits for storage, by addition of a new Subsection 5704.3.4.5 – Liquids for demonstration, treatment and laboratory work.

1 5704.3.4.5 Liquids for demonstration, treatment and laboratory work. In Group A, B, E, F, I, M, R, and S
2 occupancies, quantities of flammable and combustible liquids used for demonstration, treatment, and
3 laboratory work exceeding ten gallons shall be stored in liquid storage cabinets in accordance with
4 Section 5704.3.2. Quantities not exceeding ten gallons shall be in approved containers in approved locations.

3.02.395 Amendment of IFC Subsection 5706.2.4.4 – Locations where above-ground tanks are prohibited.

5 5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-
6 ground tanks outside of buildings is prohibited.

7 Exceptions:

- 8 1. Installations at any facility or site located within Industrial Districts defined by TMC Title 13; or
- 9 2. Installations that serve emergency and standby generators or fuel burning appliances as approved by the
10 fire code official; or
- 11 3. Installations at any facility or site containing Class I liquid with aggregate capacity of 10 gallons or less; or
- 12 4. Installations at any facility or site containing Class II liquids with aggregate capacity of 60 gallons or less,
13 except fuel oil used in connection with oil-burning equipment; or
- 14 5. Installations at any facility or site as approved by the fire code official.

3.02.400 Amendment of IFC Subsection 5706.5.4.5 – Commercial, industrial, governmental or manufacturing, by deletion and addition of a new Subsection 5706.5.4.5.

15 5706.5.4.5 Commercial, industrial, governmental, or manufacturing. Dispensing of Class II and III motor
16 vehicle fuel from tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial,
17 governmental or manufacturing establishments shall be conducted in accordance with WAC 51-54A
18 Section 5706.5.4.5 and TMC Chapter 3.10.

3.02.405 Amendment of IFC Subsection 5806.2 – Limitations.

19 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is
20 prohibited.

21 Exceptions:

- 22 1. Installations at any facility or site located within Industrial Districts defined by TMC Title 13; or
- 23 2. Installations that serve emergency and standby generators or fuel burning appliances as approved by the
24 fire code official; or
- 25 3. Installations at any facility or site with aggregate capacity of less than 60 gallons; or
- 26 4. Installations located at any facility or site as approved by the fire code official.

3.02.410 Amendment of IFC Subsection 6101.3 – Construction Documents.

6101.3 Construction Documents. Where the aggregate water capacity of containers is more than 125 gallons,
the installer shall submit construction documents for such installation.

3.02.415 Amendment of IFC Subsection 6104.2 – Maximum capacity within established limits.

6104.2. Limitations. Storage of liquefied petroleum gas in containers or tanks shall be prohibited.

Exceptions:

- 27 1. Installations at any facility or site located within Industrial Districts, defined by TMC Title 13, with
28 aggregate water capacity of 2,000 gallons or less; or
- 29 2. Installations at any facility or site located within Industrial Districts, defined by TMC Title 13, with
30 aggregate water capacity exceeding 2,000 gallons as approved by the fire code official; or
- 31 3. Installations that serve emergency and standby generators or fuel burning appliances as approved by the
32 fire code official; or
- 33 4. Installations with aggregate water capacity of less than 125 gallons; or



5. Installations as approved by the fire code official after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

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