



## ORDINANCE NO. 28590

1 AN ORDINANCE relating to the Building Code; amending Chapter 2.02 of the  
2 Tacoma Municipal Code (“TMC”) to incorporate new provisions which  
3 allow frequently approved alternates to be used for all projects, and to  
4 provide clarification and consistency for a related requirement in  
TMC Chapter 1.29, effective July 1, 2019, to coincide with the state of  
Washington’s adoption of changes to state building codes.

5 WHEREAS the Washington State Building Code Council is adopting  
6 proposed changes to the state building code which will become effective on  
7 July 1, 2019, primarily to incorporate mass timber provisions, and

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9 WHEREAS Tacoma Municipal Code (“TMC”) Chapter 2.02 automatically  
10 adopts these state provisions as part of the state’s adoption, and no additional  
11 changes are required to effectively adopt the state’s provisions, and

12 WHEREAS Planning and Development Services (“PDS”) staff has identified  
13 additional provisions which could increase the effectiveness of TMC 2.02, with  
14 most of the proposed amendments relating to requests for equivalency for a  
15 proposed project which does not meet Tacoma Building Code requirements, and

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17 WHEREAS the proposed TMC amendments relating to alternate means/  
18 equivalency of Code include the following:

- 19
- 20 • Allowing for locked elevator lobbies where there are appropriate safety  
measures in place;
  - 21 • Adding another option for standby power requirements; and
  - 22 • Allowing an additional story for residential occupancies of Type IIIA  
23 construction where the stairs are pressurized, and

24 WHEREAS staff is also proposing an additional amendment to TMC 2.02, to  
25 provide consistency with a provision in TMC 1.29 requiring gender-neutral signage  
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for single-occupant restrooms; the proposed amendment will clarify the signage requirements as well as the number of facilities required, and

WHEREAS the proposed amendments were presented to the Board of Building Appeals on May 6, 2019, and received its recommendation for approval, and

WHEREAS the proposed amendments were presented to the Infrastructure, Planning, and Sustainability Committee at its meeting of May 22, 2019, and were recommended to the full City Council for its consideration; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

That Chapter 2.02 of the Tacoma Municipal Code, relating to the Building Code, is hereby amended as set forth in the attached Exhibit "A."

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney



**EXHIBIT "A"**

**CHAPTER 2.02  
BUILDING CODE**

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Sections:

- 2.02.010 Adoption of International Building Code, International Residential Code, and International Existing Building Code.
- 2.02.020 Purpose.
- 2.02.030 International Plumbing Code.
- 2.02.040 *Repealed.*
- 2.02.050 *Repealed.*
- 2.02.060 *Repealed.*
- 2.02.070 *Repealed.*
- 2.02.080 Amendment to IBC Section 105.1 – Permits by addition of a new Section 105.1.3 – Business Licensing.
- 2.02.090 Amendment to IBC Section 105.2 – Work exempt from permit.
- 2.02.100 Amendment to IBC Section 202 – Definitions – D, L, S, T, and W.
- 2.02.110 Amendment to IBC Section 111.2 – Certificate issued.
- 2.02.120 Amendment to IBC Section 113 – Board of Appeals.
- 2.02.130 Amendment to IBC Section 114 – Violations.
- 2.02.135 Amendment to IBC Section 419 – Live/Work units.
- 2.02.140 Amendment to IBC Section 504.4 – [Number of Stories – by amending subsection 504.4.1 WA State amendment to the IBC and](#) by addition of a new Section 504.4.1.1 – Type B occupancies within R-1 and R-2 occupancies.
- 2.02.150 Amendment to IBC Section 510.2 – Horizontal building separation allowance by addition of a new Section 510.2(7).
- [2.02.155 Amendment to IBC Section 1010.1.9.3 – Locks and Latches.](#)
- 2.02.160 Amendment to IBC Section 1503.4 – Roof Drainage.
- 2.02.170 Amendment to IBC Section 1511 Re-roofing – by addition of a new Section 1511.7 – Energy Code Requirements for Re-roofing.
- 2.02.180 Amendment to IBC Section 1608 – Snow loads.
- 2.02.185 Amendment to IBC Section 1612.3 – Establishment of Flood Hazard Areas.
- 2.02.190 Amendment to IBC Section 1613 by addition of a new subsection 1613.7 – Tension-only bracing.
- 2.02.200 Amendment to IBC Section 2405 by addition of a new subsection 2405.6 – Location of sloped glazing and skylights.
- [2.02.201 Amendment to IBC Section 2902.2 – Separate Facilities.](#)
- [2.02.202 Amendment to IBC Section 2902.4 – Signage.](#)
- 2.02.205 Amendment to IBC Section 3108 – Telecommunication and Broadcast Towers by addition of a new Section 3108.1.1 – Amplification Factor for Structures Bracketed to Supporting Structure.

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**2.02.140 Amendment to IBC Section 504.4 – Number of Stories – by amending subsection 504.4.1 WA State amendment to the IBC and by addition of a new Section 504.4.1.1 – Type B occupancies within R-1 and R-2 occupancies.**

The following section amends Section 504.4.1 of the State Building Code amendments to IBC Section 504.4 – Number of Stories, by replacing 504.4.1 in its entirety, and by addition of a new Section 5.4.4.1.1.

504.4.1 Stair Enclosure Pressurization Increase. For Group R-1 and R-2 occupancies in buildings of Type VA or IIIA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the maximum number of stories permitted in Section 504.2 may be increased by one provided the interior exit stairways and ramps are pressurized in accordance with Section 909. Legally required standby power shall be provided for buildings constructed in compliance with this section and be connected to stairway shaft pressurization equipment, elevators and lifts used for accessible means of egress, hoistway pressurization equipment (if provided) and other life safety equipment as determined by the authority having jurisdiction. For the purposes of this section, legally required standby power shall comply with 2014 NEC Section 701.12, options (A), (B), (C), (D), (E), (F), or (G) or subsequent revised section number(s).

5.4.4.1.1 Type B Occupancies within R-1 and R-2 occupancies. Provided the building meets the additional requirements in Section 504.4.1 as amended by the State Building Code, Type B occupancies that are considered accessory to and for the exclusive use of the R-1 and R-2 uses, including such uses as assembly areas, exercise rooms, or other amenity spaces with less than 50 occupants, may be permitted on all stories that the R-1 and R-2 uses are permitted. These spaces must also meet all the additional provisions as specified in the State Building Code amendment (WAC 51-50-0504) to IBC 504 – Building Height and Number of Stories.

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**2.02.155 Amendment to IBC Section 1010.1.9.3 – Locks and Latches.**

Section 1010.1.9.3 of the State Building Code shall be replaced in its entirety with the following: 1010.1.9.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.

2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

2.1. The locking device is readily distinguishable as locked;

2.2. A readily visible and durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background; and

2.3. The use of the key-operated locking device is revocable by the building official for due cause.

3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware.



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4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt, or security chain, provided such devices are openable from the inside without the use of a key or a tool.

5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.

6. Approved, listed locks without delayed egress shall be permitted in Group I-1 Condition 2 assisted living facilities licensed by Washington State, provided that:

6.1. The clinical needs of one or more patients require specialized security measures for their safety.

6.2. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.

6.3. The doors unlock upon loss of electrical power controlling the lock or lock mechanism.

6.4. The lock shall be capable of being deactivated by a signal from a switch located in an approved location.

6.5. There is a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door.

7. Doors from elevator lobbies providing access to exits are permitted to be locked during or after business hours where items 7.1 through 7.5 are satisfied.

7.1. The lobby doors shall unlock automatically upon fire alarm;

7.2. The lobby doors shall unlock automatically upon power loss;

7.3. The alarm system shall include smoke detection in the elevator lobby and at least two detectors on the tenant side within 15 feet of the door;

7.4. Unobstructed access to two exits must be provided through the tenant space;

7.5. The building shall have an automatic sprinkler system throughout in accordance with Section 903.3.1.1 or 903.3.1.2; and

7.6. An approved means of communication is provided in the elevator lobby.

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**2.02.201 Amendment to IBC Section 2902.2 – Separate Facilities.**

Section 2902.2 in the State Building Code shall be replaced in its entirety with the following:

2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.

2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.

3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

4. Separate facilities shall not be required in spaces primarily used for drinking or dining with a total occupant load, including employees and customers, of 30 or fewer.

5. Where single-occupant facilities are provided and meet the minimum fixture requirements for each sex.



**2.02.202 Amendment to IBC Section 2902.4 – Signage.**

Section 2902.4 in the currently adopted edition of the IBC is amended with the following:

2902.4 Signage. Required multiple-user public facilities shall be provided with signs that designate the sex as required by Section 2902.2. Single-occupant toilet facilities shall be provided with signs compliant with TMC 1.29.040. Signs shall be readily visible and located near the entrance to each toilet facility. Signs for accessible toilet facilities shall also comply with Section 1111.

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