



ORDINANCE NO. 28729

1 AN ORDINANCE relating to the Building and Plumbing Codes; amending
2 Chapters 2.02 and 2.06 of the Tacoma Municipal Code, relating to the
3 Building and Plumbing Codes, to repeal existing sections and incorporate
4 new provisions to align with Washington State adoption of changes to
5 state building codes, to become effective February 8, 2021.

6 WHEREAS building codes establish minimum standards for the construction
7 of buildings and structures, including building access, restrooms, parking, and
8 other areas surrounding the building, and

9 WHEREAS, at the direction of the Washington State Legislature, the
10 Washington State Building Code Council develops amendments to building codes
11 which set minimum building and fire protection standards throughout Washington
12 State, including the 2018 International Building Code, 2018 International
13 Residential Code, 2018 International Existing Building Code, 2018 Uniform
14 Plumbing Code, 2018 International Mechanical Code, 2018 International Fuel Gas
15 Code, and 2018 International Fire Code, and

16 WHEREAS the state allows local jurisdictions to amend these codes with
17 requirements which are specific to the needs of that particular community and do
18 not diminish the minimum requirements, and

19 WHEREAS Planning and Development Services (“PDS”) staff is proposing
20 amendments to Tacoma Municipal Code (“TMC”) Chapter 2.02, Building Code,
21 and Chapter 2.06, Plumbing Code, which are intended to streamline local codes,
22 increase clarity and alignment with state building code requirements, and enhance
23 usability of existing buildings, and
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WHEREAS the proposed TMC amendments were developed with input from City staff, citizens, local builders and builder associations, developers, and design professionals, and

WHEREAS the proposed TMC amendments will become effective on February 8, 2021, to coincide with the effective date of the state’s building code amendments, and

WHEREAS PDS staff presented the proposed TMC amendments to the Infrastructure, Planning, and Sustainability Committee on December 2, 2020, and the Committee recommended the proposed amendments for City Council consideration; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 2.02 of the Tacoma Municipal Code (“TMC”) is hereby amended as set forth in the attached Exhibit “A,” to become effective on February 8, 2021.

Section 2. That Chapter 2.06 of the TMC is hereby amended as set forth in the attached Exhibit “B,” to become effective on February 8, 2021.

Section 3. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not



1 limited to, the correction of scrivener's/clerical errors, references, ordinance
2 numbering, section/subsection numbers, and any references thereto.

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4 Passed _____

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Mayor

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Attest:

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City Clerk

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Approved as to form:

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Deputy City Attorney

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EXHIBIT "A"

CHAPTER 2.02 BUILDING CODE

Sections:

- 1
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3 2.02.010 Adoption of International Building Code, International Residential Code, and
4 International Existing Building Code.
5 2.02.015 Administrative Provisions.
6 2.02.020 Purpose.
7 2.02.030 International Plumbing Code.
8 2.02.040 *Repealed.*
9 2.02.050 *Repealed.*
10 2.02.060 *Repealed.*
11 2.02.070 *Repealed.*
12 2.02.080 Amendment to IBC Section 105.1 – Permits by addition of a new Section 105.1.3 –
13 Business Licensing.
14 2.02.090 Amendment to IBC Section 105.2 – Work exempt from permit.
15 2.02.100 Amendment to IBC Section 202 – Definitions – D, L, S, T, and W.
16 2.02.110 ~~Amendment to IBC Section 111.2 – Certificate issued.~~ *Repealed.*
17 2.02.120 Amendment to IBC Section 113 – Board of Appeals.
18 2.02.130 Amendment to IBC Section 114 – Violations.
19 2.02.135 Amendment to IBC Section 419 – Live/Work units.
20 2.02.136 Amendment to IBC Chapter 4 – by deletion and replacement of the WA State
21 amendment Section 427 – Electric Vehicle Charging Infrastructure.
22 2.02.140 Amendment to IBC Section 504.4 – Number of Stories – by amending
23 subsection 504.4.1 WA State amendment to the IBC and by addition of a new
24 Section 504.4.1.1 – Type B occupancies within R-1 and R-2 occupancies.
25 2.02.150 Amendment to IBC Section 510.2 – Horizontal building separation allowance by
26 addition of a new Section 510.2(7).
2.02.155 Amendment to IBC Section 1010.1.9.3 – Locks and Latches.
2.02.157 Amendment to IBC Section 1111.1.1 – Signage.
2.02.158 Amendment to IBC Section 1207.3 – Room Area.
2.02.160 Amendment to IBC Section 1503.4 – Roof Drainage.
~~2.02.170 Repealed. 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 ~~Repealed. 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.
2.02.210 Amendment to IBC Section 3202.3 – Encroachments eight feet or more above grade.



- 2.02.220- *Repealed.*
- 2.02.380
- 1 2.02.390 Amendment to IBC Appendix Section G102.2 – Establishment of Flood Hazard Areas.
- 2 2.02.400 Amendment to IBC Appendix Section G103 – Powers and Duties by the addition of a
new Section G103.10 – Additional Conditions for Consideration.
- 3 2.02.410 Amendment to IBC Appendix Section G105 – Variances by Addition of a new Section
G105.7.1 – Additional Criteria for Issuance.
- 4 2.02.500 *Repealed.*
- 2.02.510 *Repealed.*
- 5 2.02.520 *Repealed.*
- 2.02.530 *Repealed.*
- 6 2.02.535 Amendment to IRC Section R101.2 – Scope.
- 7 2.02.540 Amendment to IRC Section R105.2 – Work Exempt From Permit, Building and
Electrical Sections.
- 8 2.02.550 Amendment to IRC Section R105.3.1.1 – Determination of substantially improved or
substantially damaged existing buildings in flood hazard areas.
- 9 2.02.560 Amendment to IRC Section 105.3.1 by addition of a new Section R105.3.1.2 – Criteria
for issuance of a variance for flood hazard areas.
- 10 2.02.565 Amendment to Section R110.1 – Use and Occupancy – by addition of exemptions.
- 2.02.570 Amendment to Section R112 – Board of Appeals.
- 11 2.02.580 Amendment to IRC Section R113 – Violations.
- 2.02.585 Amendment to IRC Chapter 2 – Definitions with the addition of a definition for
Substantial Improvement or Repair.
- 12 2.02.590 Amendment to IRC Table R301.2 (1) – Climatic and geographic design criteria.
- 13 2.02.600 Amendment to IRC Section R301.2.3 – Snow loads.
- 14 2.02.605 Amendment to IRC Section 322 – Flood-Resistant Construction – by addition of a new
Section R322.1.11 – Additional Criteria for Development in Flood Hazard Areas.
- 15 2.02.610 Amendment to IRC Section R313 – Automatic Fire sprinkler systems.
- 2.02.620 Manufactured homes.
- 16 2.02.700 *Repealed.*
- 2.02.710 *Repealed.*
- 17 2.02.720 *Repealed.*
- 2.02.730 Amendment to IEBC Section 105.2 – Work exempt from permit.
- 18 2.02.735 Amendment to IEBC Section 108 – Fees.
- 19 2.02.740 Amendment to IEBC Section 112 – Board of Appeals.
- 2.02.750 Amendment to IEBC Section 113 – Violations.
- 20 2.02.760 Amendment to IEBC Section 202 – General Definitions – L, S, and W.
- 21 2.02.763 Amendment to IEBC Chapter 3 – Provisions for All Compliance Methods by addition
of Section 306 Fire Protection.
- 22 2.02.765 ~~Repealed. Amendment to IEBC Section 403 – Alterations – by addition of a new
Section 4.3.1.1 – Substantial Alteration or Construction.~~
- 23 2.02.770 ~~Repealed. Amendment to IEBC Section 407.1 – Conformance by addition of new
Sections 407.1.1, Minimum Standards, and 407.1.2, Work/Live Use.~~
- 24 2.02.775 ~~Repealed. Amendment to IEBC Section 405.1 – Alteration – Level 2.~~
- 2.02.776 Amendment to IEBC Section ~~505901.1 – Alteration – Level 3~~Scope.
- 25 2.02.780 ~~Repealed. Amendment to IEBC Section 603 – Fire Protection – by addition of a new
subsection EB 603.2.~~
- 26 2.02.790 ~~Repealed. Amendment to IEBC Section 703 – Fire Protection – by addition of a new
subsection EB 703.2.~~



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- 2.02.800 *Repealed.*
- 2.02.805 Amendment to IEBC Section ~~1001605~~.1 – Change of occupancy – Scope – by addition of an exception to ~~EB1001605~~.1.
- 2.02.810 Amendment to IEBC Section ~~10071006~~.3 – Seismic Loads – by ~~deletion and replacement of IEBC 1007.3 and~~ addition of a new Section IEBC ~~10071006.3.31~~ – Seismic Requirements for Unreinforced Masonry and Hollow Clay Tile Buildings.
- 2.02.820 Amendment to IEBC Chapter 13 – Relocated or moved buildings.
- 2.02.830 *Repealed.*
- 2.02.840 *Repealed.*
- 2.02.850 *Repealed.*
- 2.02.860 *Repealed.*
- 2.02.870 Amendment to IEBC Appendices by addition of a new Appendix J – Requirements for Alterations to Existing Single Family, Duplex, and Townhouse Buildings and Structures.
- 2.02.1000 Earthquake Recording Instrumentation.

2.02.010 Adoption of International Building Code, International Residential Code, and International Existing Building Code.

The International Building Code, International Residential Code, and International Existing Building Code, as adopted and amended by the Washington State Building Code Council under the State Building Code, as defined in TMC 2.02.100, are hereby adopted as the official Building Code of the City of Tacoma. The Tacoma Building Code as defined in TMC 2.02.100 is also amended to include the adoption of IBC Appendix Chapter G, the adoption of IEBC Appendix A, and a new Appendix J added to the IEBC. Repair and renovation of existing buildings shall comply with the Tacoma Building Code as defined in 2.02.100 and these requirements shall take precedence over repair standards in 2.01.060 in the Minimum Buildings and Structures Code, unless otherwise approved by the Building Official.

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2.02.100 Amendment to IBC Section 202 – Definitions – ~~D~~, L, S, T, and W.

~~Design Professional. A Washington State Licensed Architect governed by the Washington State Board of Registration for Architects, or a Washington State Licensed Engineer governed by the Washington State Board of Registration for Professional Engineers and Land Surveyors.~~

Live/Work Unit. A dwelling or sleeping unit in which up to 50 percent of the unit’s space includes a commercial business use. The business owner lives in the residential space.

State Building Codes. For purposes of this Title, the State Building Codes shall consist of the following national model codes and the following standards, as such model codes and standards are adopted and amended from time to time by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 of the Revised Code of Washington and Title 51 of the Washington Administrative Code (Note: All amendments to the State Building Codes adopted by the Washington State Building Council from time to time are hereby, upon the effective date of such amendments, incorporated in this Chapter as though fully set forth herein. In the event that any provisions of the State Building Codes are renumbered, any reference in this chapter to such provision shall refer to such provision as renumbered):

1. The International Building Code (“IBC”), including Appendix E and G, published by the International Code Council, ~~and including accessibility provisions in 2012 ANSI 117.1~~; and
2. The International Residential Code (“IRC”), including IRC Appendices F, Q, and ~~Q~~Appendix U, published by the International Code Council, and provided that IRC Chapters 11 and 25 through 43 are not adopted; and
3. The International Existing Building Code (“IEBC”) including Appendix A, published by the International Code Council; and



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4. Except as provided in RCW 19.27.170, the Uniform Plumbing Code (“UPC”) including Appendices A, B, and I, published by the International Association of Plumbing and Mechanical Officials; provided that, UPC Chapters 12 and 14 are not adopted, and provided further that any provisions of the UPC affecting related to venting and combustion air of the fuel fired appliances as found in chapter 5 and those portion of the code addressing building sewers are not adopted; and

5. The International Mechanical Code (“IMC”), published by the International Code Council, including the International Fuel Gas Code (“IFGC”) and the National Fuel Gas Code, published by the International Code Council, Inc., except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Liquefied Petroleum Gas Code) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code); and

6. The Washington State Energy Code (“WSEC”) Commercial Provisions and the Washington State Energy Code, Residential Provisions, under the authority of RCW 19.27A.020, and as set forth in WAC 51-11C and 51-11R, pursuant to the provisions of RCW 35.21.180, as published by the Washington State Building Code Council; and

7. The International Fire Code, published by the International Code Council, Inc. This code is adopted and amended in TMC Title 3.

Tacoma Building Code, Plumbing Code, Mechanical Code, and Energy Code. The Tacoma Building Code, Plumbing Code, Mechanical Code, and Energy Code shall consist of the State Building Code, with the addition of IBC Appendix G, IEBC Appendix A, and a new Appendix J added to the IEBC, and as amended from time to time by the provisions of TMC Chapters 2.02, 2.06, 2.07, and 2.10. Note that the Tacoma Mechanical Code also includes the International Fuel Gas Code, adopted by the State Building Code as part of the International Mechanical Code.

Work/Live Unit. A commercial business use which includes a dwelling unit in up to 50 percent of the unit’s space. The business owner lives in the residential space.

~~2.02.110~~ Repealed. ~~Amendment to IBC Section 111.2—Certificate issued.~~

~~111.2 Certificate issued.~~

~~After the Building Official completes all inspections of the building or structure, the Building Official shall issue a certificate of occupancy or completion that contains the following as applicable to the project:~~

- ~~1. The building permit number.~~
- ~~2. The address of the structure.~~
- ~~3. The name and address of the owner.~~
- ~~4. A description of that portion of the structure for which the certificate is issued.~~
- ~~5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.~~
- ~~6. The name of the Building Official.~~
- ~~7. The edition of the code under which the permit was issued.~~
- ~~8. The use and occupancy, in accordance with the provisions of Chapter 3.~~
- ~~9. The type of construction as defined in Chapter 6.~~
- ~~10. The design occupant load, for buildings with assembly or meeting rooms with an occupant load in excess of fifty.~~
- ~~11. If an automatic sprinkler system is provided, whether the sprinkler system is required, and what type of system is being provided.~~
- ~~12. Any special stipulations and conditions of the building permit.~~



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2.02.135 Amendment to IBC Section 419 – Live/Work Units.

Section 419 in IBC shall be replaced in its entirety with the following:

Section 419 – Live/Work and Work/Live Units.

419.1 Live/Work Units.

* * *

[F] 419.1.5 Fire protection. The live/work unit shall be provided with a monitored fire alarm system where required by Section 907.2.9 and an automatic sprinkler system in accordance with Section 903.2.8.

419.1.6 Structural. Floors ~~loading for the areas~~ within a live/work unit shall be designed to conform to Table 1607.1 based on the function within the space.

419.1.7 Accessibility. ~~Live/work units~~ Accessibility shall be ~~accessible~~ designed in accordance with Chapter 11 for the function served. ~~For the residential portion of the live/work unit, accessibility requirements for R-2 occupancies in Chapter 1107.6 shall apply.~~

419.1.8 Ventilation. The applicable ventilation requirements of the International Mechanical Code shall apply to each area within the live/work unit for the function within that space.

419.1.9 Plumbing facilities. The nonresidential area of the live/work unit shall be provided with minimum plumbing facilities as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential area of the live/work unit is required to be accessible by Section ~~1103.1107.6.2.131~~, the plumbing fixtures specified by Chapter 29 shall be accessible.

419.2 Work/Live Units.

* * *

419.2.9 Accessibility. Work/live unit shall be accessible in accordance with Chapter 11 for the function served. ~~For the residential portion of the work/live unit, accessibility requirements for R occupancies in Chapter 1107.6 shall apply.~~ Where there are other R occupancy units within the building, work/live units shall be considered R-2 occupancy and shall be combined with other R-2 occupancy units in determining accessibility requirements for the residential units within the building.

419.2.10 Ventilation. The applicable ventilation requirements of the International Mechanical Code and Section 1203 shall apply to each area within the work/live unit for the function within that space. Mechanical ventilation systems shall be separate for the residential and commercial portions where separated by a fire barrier wall.

419.2.11 Plumbing facilities. The nonresidential area of the work/live unit shall be provided with minimum plumbing facilities as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential or residential area of the work/live unit is required to be accessible by Section ~~1103.2.131107.6.2~~, the plumbing fixtures specified by Chapter 29 shall be accessible. Toilets and bathrooms shall also meet requirements in Section 1210.

419.2.12 Sound insulation. Common interior walls and floor/ceiling assemblies between adjacent work/live units or between work/live units and other occupancies shall have sound transmission in accordance with Chapter ~~12071206~~.

419.2.13 Interior Space Dimensions. Habitable and occupiable spaces within work/live units shall meet the minimum requirements for interior space dimensions in Section ~~12081207~~.

419.2.14 Certificate of Occupancy. A new certificate of occupancy shall be issued for any work/live use.

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

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

6 504.4.1 Stair Enclosure Pressurization Increase. For Groups R-1 and R-2 ~~occupancies~~ in buildings of Type VA
7 or IIIA construction, or I-1 Condition 2 Assisted living facilities licensed per chapter 388-78A WAC and
8 residential treatment facilities as licensed by Washington state under chapter 246-337 WAC located in
9 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in
10 accordance with Section 903.3.1.1, the maximum number of stories permitted in Section 504.24 may be
11 increased by one provided the interior exit stairways and ramps are pressurized in accordance with
12 Sections 909.11 and 909.20. Legally required standby power shall be provided for buildings constructed
13 incompliance with this section and be connected to stairway shaft pressurization equipment, elevators and lifts
14 used for accessible means of egress, hoistway pressurization equipment (if provided) and other life safety
15 equipment as determined by the authority having jurisdiction. For the purposes of this section, legally required
16 standby power shall comply with 2014 most currently adopted NEC Section 701.12, options (A), (B), (C), (D),
17 (E), (F), or (G) or subsequent revised section number(s).

18 ~~5.4504.4.1.1~~ Type B Occupancies within R-1 and R-2 occupancies. Provided the building meets the
19 additional requirements in Section 504.4.1 as amended by the State Building Code, Type B occupancies that
20 are considered accessory to and for the exclusive use of the R-1 and R-2 uses, including such uses as
21 assembly areas, exercise rooms, or other amenity spaces with less than 50 occupants, may be permitted on all
22 stories that the R-1 and R-2 uses are permitted. These spaces must also meet all the additional provisions as
23 specified in the State Building Code amendment (WAC 51-50-0504) to IBC 504 – Building Height and
24 Number of Stories.

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26 2.02.155 Amendment to IBC Section 1010.1.9.34 – Locks and Latches-

Section 1010.1.9.34 of the State Building Code shall be replaced in its entirety with the following:

1010.1.9.34 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~~ does not have a doorknob or surface
mounted hardware.

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:

1 6.1. The clinical needs of one or more patients require specialized security measures for their safety.

2 6.2. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.

3 6.3. The doors unlock upon loss of electrical power controlling the lock or lock mechanism.

4 6.4. The lock shall be capable of being deactivated by a signal from a switch located in an approved location.

5 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.

6 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 7.1. The lobby doors shall unlock automatically upon fire alarm;

8 7.2. The lobby doors shall unlock automatically upon power loss;

9 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;

10 7.4. Unobstructed access to two exits must be provided through the tenant space;

11 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

12 7.6. An approved means of communication is provided in the elevator lobby.

13 8.0 Other than egress courts, where the occupants must egress from an exterior space through the building for means of egress, exit access doors shall be permitted to be equipped with an approved locking device where installed and operated in accordance with all of the following:

14 8.1 The occupant load of the occupied exterior area shall not exceed 300 as determined by IBC Section 1004.

15 8.2 The maximum occupant load shall be posted where required by Section 1004.9. Such sign shall be permanently affixed inside the building and shall be posted in a conspicuous space near all the exit access doorways.

17 8.3 A weatherproof telephone or two-way communication system installed in accordance with Sections 1009.8.1 and 1009.8.2 shall be located adjacent to not less than one required exit access door on the exterior side.

18 8.4 The egress door locking device is readily distinguishable as locked and shall be a key-operated locking device.

19 8.5 A clear window or glazed door opening, not less than five square feet (0.46 m²) in area, shall be provided at each exit access door to determine if there are occupants using the outdoor area.

20 8.6 A readily visible durable sign shall be posted on the interior side on or adjacent to each locked required exit access door serving the exterior area stating: THIS DOOR TO REMAIN UNLOCKED WHEN THE OUTDOOR AREA IS OCCUPIED. The letters on the sign shall be not less than one inch high on a contrasting background.

21 9. Locking devices are permitted on doors to balconies, decks, or other exterior spaces serving individual dwelling or sleeping units.

22 10. Locking devices are permitted on doors to balconies, decks, or other exterior spaces of 250 square feet or less, serving a private office space.

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2.02.157 Amendment to IBC Section 1111.1.1 – Signage.

Section 1111.1.1 in the currently adopted edition of the IBC shall be replaced in its entirety with the following:

1. Accessible parking spaces required by Section 1106.1.

Exception: Where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required.

2.02.158 Amendment to IBC Section 1207.3 – Room Area.

Section 1207.3 in the currently adopted edition of the IBC shall be replaced in its entirety with the following:

1207.3 Room Area. Every dwelling unit shall have at least one room that shall have not less than 120 square feet (11.2 m2) of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (6.5 m2).

Exception: Kitchens are not required to be of a minimum floor area.

The total floor area in a dwelling unit shall not be less than the living room area specified in 1207.4.

2.02.160 Amendment to IBC Section ~~1503.4~~1502 – Roof Drainage.

Section ~~1503.4~~1502 in the currently adopted edition of the IBC shall be replaced in its entirety with the following:

~~1503.4~~1502.1 General. Design and installation of roof drainage systems shall comply with Section ~~1503.4~~1502 of this code and the UPC as applicable.

~~1503.4~~1502.2 Overflow Drains. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located two inches above the low point of the roof.

1502.3 Scuppers. Where scuppers are used for secondary (emergency overflow) roof drainage, the quantity, size, location, and inlet elevation of the scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1611.1. Scuppers shall be three times the size of roof drains and have an opening dimension of not less than four inches (102 mm). The flow through the primary system shall not be considered when locating and sizing scuppers. Scuppers may be installed in adjacent parapet walls with the inlet flow line located not more than two inches above the lowest point for the roof area served by the scupper.

~~1502.4~~ Gutters. Gutters and leaders placed on the outside of buildings other than Group R-3, private garages, and buildings of type V construction shall be of noncombustible material or a minimum of Schedule 40 plastic pipe.

1503.5 Roof Slope. Roofs shall be sloped a minimum of 1 unit vertical in 48 units horizontal (2% slope) for drainage unless designed for water accumulation in accordance with Chapter 16, and approved by the Building Official. Vegetated roofs may be approved as an alternate design.

~~1503.4.2~~1503.6 Roof Drains. Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Vegetated roofs may be designed with alternate drainage systems as approved by the Building Official.

Roof drains shall be sized and discharged in accordance with the Uniform Plumbing Code. Roof drainage shall be directed away from the building and discharged to the storm sewer or to other approved disposal systems. Roof drainage shall not be connected to, or allowed to infiltrate into, the footing drain system.

~~1503.4.3 Overflow Drains and Scuppers. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located two inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of four inches may be installed in adjacent parapet walls with the inlet flow line located not more than two inches above the low point of the adjacent roof.~~



Overflow drains shall discharge to an approved location and shall discharge at a point above the ground, which can be readily observed. Overflow drains shall not be connected to roof drain lines.

1 1503.4.47 Concealed Piping. Roof drains and overflow drains, where concealed within the construction of the
2 building, shall be installed in accordance with the Uniform Plumbing Code.

3 1503.4.58 Over Public Property. Roof drainage water from a building shall not be permitted to flow over
4 public property unless part of a City approved dispersion system and where an easement has been obtained.

5 ~~1503.4.6 Gutters. Gutters and leaders placed on the outside of buildings other than Group R-3, private
6 garages, and buildings of type V construction shall be of noncombustible material or a minimum of Schedule
7 40 plastic pipe.~~

8 ~~**2.02.170 Repealed. Amendment to IBC Section 1511 – Re-roofing by addition of a new
9 Section 1511.7 – Energy Code Requirements for Re-Roofing.**~~

10 ~~1511.7 Energy Code Requirements for Re-Roofing. Replacement of roof coverings shall conform to the
11 provisions of Section C101.4.3 of the Energy Code. Replacement of low-slope roof coverings shall conform
12 to the provisions of Section C402.2.1.1 of the Energy Code.~~

13 **2.02.180 Amendment to IBC Section 1608 – Snow loads.**

14 Section 1608 in the IBC shall be replaced in its entirety with the following:

15 1608 Snow loads. Roofs shall be designed for a snow load of 25 pounds per square-foot applied at roof level,
16 except that if the live load determined by Section 1607 is greater than the snow load, then the live load shall
17 be the roof design load.

18 Potential unbalanced accumulation of snow at valleys, parapets, roof structures, and offsets in roofs of uneven
19 configuration shall be considered with a ground snow load of 21 psf.

20 The extra load caused by snow sliding off a sloped roof onto a lower roof shall be determined in accordance
21 with ~~Section~~Chapter 7-9 of ASCE 7-10.

22 The 25-pound-per-square-foot snow load may be reduced by 0.125 pounds-per-square-foot for each degree of
23 roof pitch over 20 degrees.

24 * * *

25 ~~**2.02.201 Repealed. Amendment to IBC Section 2902.2 – Separate Facilities.**~~

26 ~~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 for separate facilities or indicate gender-neutral facilities.~~ Single-occupant toilet facilities shall be provided with signs compliant with TMC 1.29.040180. Signs shall be readily visible and located near the entrance to each toilet facility. Signs for accessible toilet facilities shall also comply with IBC Section 1111.

* * *

2.02.535 Amendment by addition to IRC Section R101.2 – Scope.

The following addition shall be added in R101.2 – Scope:

R101.2.1. Alteration to existing single family, duplex, and townhouse buildings and structures shall comply with either the Washington State Residential Code or the construction requirements in TMC 2.02.870.

2.02.540 Amendment to IRC Section R105.2 – Work Exempt From Permit, Building and Electrical Sections.

The following ~~additional~~ exceptions shall be added ~~to~~ or changed in R105.2 – Building:

Building:

5. Sidewalks and driveways. (Note: separate site development permits may be required for these items).

11. Reroofing of single family or duplex residential buildings, provided the existing roof coverings are removed prior to reroofing and the following conditions are met:

- a. The new roofing material does not exceed ~~five (2.5)~~ pounds per square foot, or
- b. For a vegetated roof, where it is the same weight as the previous roof and a vegetated roof was previously approved through a building permit.

c. No changes are made to roof framing.

d. The building is not constructed with unreinforced masonry.

The following amendment shall be made to R105.2 – Electrical:

Electrical: See TMC Chapter 12.06A.

* * *

2.02.610 Amendment to IRC Section R313 – Automatic Fire sprinkler systems.

The Washington State amendment to IRC Section R313.1 shall be deleted and replaced by the following:

R313.1 – Townhouse Automatic Fire Sprinkler Systems. An automatic ~~sprinkler system shall be installed throughout every building which is a group of townhouses, as defined in the IRC. Such residential~~ fire sprinkler system shall be ~~designed and installed in all townhouse units.~~

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouse units that do not have an automatic residential fire sprinkler system installed in accordance with IBC Section 903.3.1.1, IBC Section 903.3.1.2, or IBC Section 903.3.1.3.

For the purposes of this IRC section, fire walls shall not be considered as dividing townhouses into separate buildings.

2.02.620 Manufactured Homes.

Manufactured homes, as defined by Title 46 of the Revised Code of Washington (“RCW”) (“Motor Vehicles”), shall be permitted to be installed in the City, subject to the following conditions:

- A. Manufactured homes to be installed in the City shall be new with a permanently affixed certification, which means any manufactured home required to be titled under Title 46 RCW which has not been



previously titled to a retail purchaser and which is not a “used mobile home” as defined in RCW 82.45.032(2), which states:

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

B. The Building Official shall be responsible for issuing all permits for alterations, remodeling, or expansion of manufactured housing which has been converted to real property and is located within City limits.

C. All manufactured homes shall be comprised of at least two fully-enclosed parallel sections, each of not less than 12 feet wide by 36 feet long unless the structure complies with the requirements of IRC Appendix Q – Tiny Homes, as amended by the State Building Code.

* * *

2.02.735 Amendment to IEBC Section 108 – Fees.

Section 108 in the IEBC is hereby deleted and replaced by reference to TMC 2.09.

* * *

2.02.760 Amendment to IEBC Section 202 – General Definitions – L, S, and W.

Section 202 of the IEBC is amended with new definitions for Live/Work and Work/Live, Substantial Damage, and Substantial Improvement, as follows:

Live/Work Unit. A dwelling or sleeping unit in which up to 50 percent of the unit’s space includes a commercial business use. The business owner lives in the residential space.

Substantial Damage. For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the value of the building or structure before the damage occurred, as calculated using the latest Building Valuation Data published by the International Code Council. If ICC Building Valuation Data is not applicable to this building or structure, the value may be established using an approved market valuation.

Substantial Improvement or Repair or Substantial Alteration or Construction. Reconstruction, rehabilitation, addition, For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, repair addition, or other improvement to an existing of a building or structure, the cost of which equals or exceeds 50 percent of the value of the building or structure before the repair or improvement is started, as calculated using the latest Building Valuation Data published by the International Code Council. If ICC Building Valuation Data is not applicable to this building or structure, the value may be established using an approved market valuation. For purposes of determining Substantial Improvement or Repair for flood hazard areas, this shall be cumulative as measured from the issuance date of the initial building permit. The cost of the improvement may be adjusted if approved by the building official in accordance with the requirements of TMC 2.09. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or the last substantial improvement. For all other purposes, this shall be cumulative over a two-year period, safety code violations identified by the building official and that is the minimum necessary to ensure safe living conditions; or

2. Any alteration of a historic structure, provided that the alteration will not preclude the structure’s continued designation as measured from the issuance date of the initial building permit for the project. a historic structure.



Work/Live Unit. A commercial business use which includes a dwelling unit in up to 50 percent of the unit's space. The business owner lives in the residential space.

1 **2.02.763 Amendment to IEBC Chapter 3 – Provisions for All Compliance Methods by**
2 **addition of Section 306 Fire Protection.**

3 A new section 306 Fire Protection shall be added to IEBC Chapter 3 as follows:

4 Section 306 Fire Protection

5 306.1 Group R occupancies. Where required by Sections 306.1.1, 306.1.2, 306.1.3, or 306.1.4, automatic fire
6 sprinkler systems shall be installed within existing buildings with Group R fire areas where any of the
7 following conditions exist:

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

9 2. Building exceeds two stories in height; or

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

13 Exception: Buildings regulated by the International Residential Code.

14 306.1.1 Fire Damage. Throughout buildings that incur fire, water, or smoke damage where repairs include the
15 removal and/or replacement of more than 50 percent of the ceiling finishes in more than one dwelling or
16 sleeping unit.

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

20 306.1.2 Level I Alterations. Throughout dwelling or sleeping units where work involves the removal and/or
21 replacement of more than 50 percent of the ceiling finishes in more than one dwelling or sleeping unit.

22 306.1.3 Level II Alterations. Throughout dwelling or sleeping units where work areas exceed 50 percent of
23 the floor area of the dwelling or sleeping unit.

24 306.1.4 Level III Alterations and Substantial Improvements. Throughout buildings undergoing level III
25 alterations or substantial improvements as defined in TMC Chapter 2.02.

26 **2.02.765 Repealed. Amendment to IEBC Section 403—Alterations—by addition of a new**
Section 4.3.1.1—Substantial Alteration or Construction.

403.1.1 Substantial Alteration or Construction. Where alteration to any building or structure are defined as
Substantial Alteration or Construction as defined in IEBC Section 202, such alterations shall comply with the
requirements of IEBC Section 907.

2.02.770 Repealed. Amendment to IEBC Section 407.1—Conformance by addition of new
Sections 407.1.1, Minimum Standards, and 407.1.2, Work/Live Use.

407.1.1 Minimum Standards. Minimum standards for fire, life, and seismic under TMC 2.01, Minimum
Building and Structures Code, shall be provided regardless of whether the new occupancy or new use is
considered less hazardous than the old occupancy. The relative hazard of occupancies shall be determined
using IEBC Chapter 10.

407.1.2 Work/Live Use. A change to a work/live use is not a change of occupancy for the building or space
provided the following conditions are met:

1. The buildings containing work/live units shall comply with IBC Section 419.2; and

2. The occupancy classification of the work/live unit conforms to the existing permitted use; and



3. All buildings with work/live uses shall comply with the standards for fire, life, and seismic safety in TMC 2.01, Minimum Building and Structures Code; and

4. A certificate of occupancy is issued for any new or altered work/live use.

Additional conditions may be imposed by the Building Official or Fire Code Official where deemed necessary for the general safety and welfare of the occupants and the public depending on the specific hazards and hazardous materials associated with the work/live use.

2.02.775 ~~Repealed.~~ Amendment to IEBC Section 504.1 – Alteration – Level 2.

~~EB504.1. Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment below the threshold of a Level 3 alteration.~~

2.02.776 ~~Amendment to IEBC Section 505.1 – Alteration – Level 3~~ Scope.

~~EB505.1. Scope. Level 3 alterations apply where the work is Substantial Improvement or Repair as defined in 2.02.760. 901.1 Scope. Level 3 alterations apply where the alteration cost for an existing building or structure exceeds 50 percent of the value of the building or structure before the repair or improvement is started, as calculated using the latest Building Valuation Data published by the International Code Council. If ICC Building Valuation Data is not applicable to this building or structure, the value may be established using an approved market valuation. The cost of the addition, alteration, rehabilitation, repair, or other improvement may be adjusted if approved by the building official in accordance with the requirements of TMC 2.09.~~

2.02.780 ~~Repealed.~~ Amendment to IEBC Section 603 – Fire Protection – by addition of a new subsection EB603.2.

~~EB603.2 Group R-1 and R-2 occupancies. Where Repairs, as defined by the IEBC, are undertaken to buildings of Group R-1 or Group R-2 occupancies, automatic fire sprinkler systems shall be provided when required by the International Fire Code (“IFC”) as adopted and amended in TMC Chapter 3.02.~~

2.02.790 ~~Repealed.~~ Amendment to IEBC Section 703 – Fire Protection – by addition of a new subsection EB703.2.

~~EB703.2 Group R-1 and R-2 occupancies. Where Repairs, as defined by the IEBC, are undertaken to buildings of Group R-1 or Group R-2 occupancies, automatic fire sprinkler systems shall be provided when required by the International Fire Code (“IFC”) as adopted and amended in TMC Chapter 3.02.~~

* * *

2.02.805 Amendment to IEBC Section ~~1001605.1~~ – Change of Occupancy – Scope – by addition of an exception to ~~EB1001605.1~~.

605.1 Exception: A change to a work/live use is not a change of occupancy for the building or space provided the following conditions are met:

1. The buildings containing work/live units shall comply with IBC Section 419.2; and
2. The occupancy classification of the work/live unit conforms to the existing permitted use; and
3. All buildings with work/live uses shall comply with the standards for fire, life, and seismic safety in TMC 2.01, Minimum Building and Structures Code; and
4. A certificate of occupancy is issued for any new or altered work/live use.
5. Additional conditions are met that are imposed by the Building Official or Fire Code Official where deemed necessary for the general safety and welfare of the occupants and the public depending on the specific hazards and hazardous materials associated with the work/live use.



EB1001.1 Exception:

1. The addition of work/live units complying with IBC Section 419.2 where the occupancy classification of the work/live unit conforms to the existing permitted use and the building complies with TMC 2.01, Minimum Building and Structures Code.

2.02.810 Amendment to IEBC Section 10071006.3 – Seismic Loads – by deletion and replacement of IEBC Section 1007.3 and by addition of a new Section IEBC 10071006.3.31 – Seismic Requirements for Unreinforced Masonry and Hollow Clay Tile Buildings.

IEBC Section 1007.3 shall be deleted and replaced as follows:

IEBC 1007.3 – Seismic Loads. Existing buildings with a change of occupancy shall comply with the seismic provisions of Sections 1007.3.1 and 1007.3.2. Unreinforced masonry and hollow clay tile buildings shall also comply with Section 1007.3.3.

The following section shall be added to IEBC Section 10071006.3:

IEBC 10071006.3.31 – Seismic Requirements Due to Change of Occupancy for Unreinforced Masonry and Hollow Clay Tile Buildings. Existing buildings constructed with unreinforced masonry or hollow clay tile and categorized in IBC Table 1604.5 as Risk Category II, shall be required to comply with the requirements for International Building Code level full seismic forces as specified in Section 301.1.4.2 when the occupancy is increased to a higher relative hazard level in accordance with IEBC Table 10071006.1.

IEBC TABLE 10071006.1 – HAZARD CATEGORIES TRIGGERING SEISMIC REQUIREMENTS DUE TO CHANGE OF OCCUPANCY FOR URM AND HOLLOW CLAY TILE CLASSIFIED BUILDINGS

Relative Hazard	Occupancy Classification
High	<ul style="list-style-type: none"> • Buildings and other structures whose primary occupancy is assembly with an occupant load greater than 99. • Buildings and other structures containing Group E occupancies with an occupant load greater than 50. • Group I occupancies not categorized under Risk Categories III and IV. • Group H occupancies. • Any other occupancy with an occupant load greater than 500.
Medium	<ul style="list-style-type: none"> • Buildings and other structures whose primary occupancy is assembly with an occupant load of 99 or less. • Buildings and other structures containing Group E occupancies with an occupant load of 49 or less. • Group R-1, R-2. • Group F-1 and S-1 with an occupant load of 500 or less. • Group B or M with an occupant load of 100 to 500.
Low	<ul style="list-style-type: none"> • Group B or M with an occupant load less than 100. • Group F-2, S-2, R-3, and U with an occupant load of 500 or less

2.02.820 Amendment to IEBC Chapter 1314 – Relocated or moved buildings.

Chapter 1314 in the IEBC, as amended by the State Building Code, is hereby deleted and replaced with the following:

1301.1. Buildings or structures moved into or within the City of Tacoma shall comply with the provisions of this code and the Tacoma Building and Fire Codes for new buildings or structures.



Exception:

1 Group R, Division 3, Single family or duplex buildings or structures are not required to comply if:

- 2 1. The original occupancy classification is not changed,
- 3 2. The building complies with TMC 2.01, Minimum Building and Structures Code, or TMC 2.02.870 and
- 4 3. The original building is not substantially remodeled or rehabilitated. For the purposes of this section only, a Group R, Division 3, single family or duplex building shall be considered to be substantially remodeled when the costs of remodeling within a two year period beginning on the date the alteration permit is issued, exceed 60 percent of the value of the building as calculated using the Building Valuation Table published by the International Code Council, exclusive of the costs relating to preparation, construction, demolition, or renovation of foundations.

6 Site development and ~~O~~ff-site improvements shall be provided in accordance with Sections 2.19 and 2.22, as if the building is a new building, when the building is moved onto the site from some other location, and shall be provided as if the building was added to or remodeled when the building is moved within the site.

8 Both a building permit and a moving permit shall be required to move a building onto a site within the City of Tacoma. No moving permit shall be issued until a building permit is issued for the building.

9 Prior to issuing a building permit for a building to be moved onto a site within the City of Tacoma, the permittee shall post a performance bond, or other financial security acceptable to the Building Official, to be used to demolish the building if conditions of the building permit and all other applicable codes and regulations of the City of Tacoma, have not been complied with within the times specified in said sections. The amount of the bond shall be established by the Building Official and shall be sufficient to cover costs of demolishing the building, disposing of all demolition debris, cleaning the property of any and all litter and debris, and grading the property so that no unsafe conditions remain.

13 * * *

14 **2.02.870 Amendment of IEBC Appendices by addition of a new Appendix J - Requirements for Alterations to Existing Single Family, Duplex, and Townhouse Buildings and Structures**

16 The following new appendix chapter shall be added to the IEBC.

17 **Appendix J – Requirements for Alterations to Existing Single Family, Duplex, and Townhouse Buildings and Structures**

18 **Section AJ101. Purpose and Intent.** The purpose of these provisions is to encourage the continued use or reuse of legally existing single family, duplex, and townhouse buildings and structures and allow alternative construction requirements from the WA State Residential Code with City of Tacoma amendments.

19 **Section AJ102. Compliance**

20 **AJ102.1 General.** Regardless of the category of work being performed, the work shall not cause the structure to become unsafe or adversely affect the performance of the building; shall not cause an existing mechanical or plumbing system to become unsafe, hazardous, insanitary or overloaded; and unless expressly permitted by these provisions, shall not make the building any less compliant with this code or to any previously approved alternative arrangements than it was before the work was undertaken.

23 **AJ102.3 Smoke Detectors.** Regardless of the category of work, smoke detectors shall be provided where required by the WA State Residential Code with City of Tacoma amendments.

24 **AJ102.4 Replacement windows.** Regardless of the category of work, where an existing window, including the sash and glazed portion, or safety glazing is replaced, the replacement window or safety glazing shall comply with the requirements of Sections AJ102.4.1 through AJ102.4.4, as applicable.

26 **AJ102.4.1 Energy Efficiency.** Replacement windows shall comply with the requirements of the WSEC.



AJ102.4.2 Safety glazing. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of IRC Section R308.

1 **AJ102.4.3 Emergency Escape openings.** Where windows are required to provide emergency escape and
2 rescue openings, replacement windows shall be exempt from the maximum sill height requirements of IRC
3 Section R310.2.2 and the requirements of Section IRC R310.2.1 and IRC R310.2.3 provided that the
4 replacement window meets the following conditions:

5 1. In buildings constructed prior to May 26, 1981, existing windows with a net openable area of five square
6 feet, a minimum clear width of 22 inches, a minimum clear height of 22 inches, and a maximum sill height of
7 48 inches measured from the floor of the sleeping room, shall be deemed to meet the exit window
8 requirement.

9 2. Where the window frame is to be replaced, this exception shall not apply, except as necessary to fit within
10 the rough framed opening, in which case the opening dimensions shall be maximized. (Note: If a new
11 opening needs to be created or an existing opening needs to be enlarged to provide an exit window from a
12 sleeping room, this exception shall not apply).

13 3. Where the sill height exceeds the maximum specified, a landing with a minimum depth of 24 inches and
14 width equal to the width of the window and frame, but not less than 36 inches, may be provided directly
15 below the exit window within the sleeping room, provided the following are met:

16 a. Stairs shall be provided to the landing if its height exceeds 12 inches above the sleeping room floor.

17 b. The landing and stairs do not decrease the minimum required dimensions of the sleeping room below those
18 required by this chapter and the Building Code.

19 c. The replacement window is not part of a change of occupancy and/or new habitable space.

20 **AJ102.4.4 Window control devices.** Where window fall prevention devices complying with ASTM F2090
21 are not provided, window opening control devices complying with ASTM F2090 shall be installed where an
22 existing window is replaced and where all of the following apply to the replacement window:

23 1. The window is operable.

24 2. The window replacement includes replacement of the sash and the frame.

25 3. The top of the sill of the window opening is at a height less than 24 inches (610 mm) above the finished
26 floor.

4. The window will permit openings that will allow passage of a 4-inch-diameter (102 mm) sphere where the
window is in its largest opened position.

5. The vertical distance from the top of the sill of the window opening to the finished grade or other surface
below, on the exterior of the building, is greater than 72 inches (1829 mm).

The window opening control device, after operation to release the control device allowing the window to
fully open, shall not reduce the minimum net clear opening area of the window unit.

AJ102.5 Flood hazard areas. Work performed in existing buildings located in a flood hazard area as
established by IRC Table R301.2(1) shall be subject to the provisions of TMC 2.02.550 and 2.02.560.

AJ102.6 Equivalent alternatives. These provisions of this Appendix are not intended to prevent the use of
any alternative material, alternative design or alternative method of construction not specifically prescribed
herein, provided that any alternative has been deemed to be equivalent and its use authorized by the building
official.

AJ102.7 Other alternatives. Where compliance with these provisions or with this code as required by these
provisions is technically infeasible or would impose disproportionate costs because of construction or
dimensional difficulties, the building official shall have the authority to accept alternatives. These alternatives
include materials, design features and operational features.



1 **AJ102. Features exceeding code requirements.** Elements, components and systems of existing buildings
2 with features that exceed the requirements of this code for new construction, and are not otherwise required as
3 part of approved alternative arrangements or deemed by the building official to be required to balance other
4 building elements not complying with this code for new construction, shall not be prevented by these
5 provisions from being modified as long as they remain in compliance with the applicable requirements for
6 new construction.

7 **Section AJ301 Repairs**

8 **AJ301.1. Definition.** Repair shall be defined as the patching, restoration or minor replacement of materials,
9 elements, components, equipment or fixtures for the purposes of maintaining those materials, elements,
10 components, equipment or fixtures in good or sound condition.

11 **AJ301.2. Materials.** Except as otherwise required herein, work shall be done using like materials or materials
12 permitted by this code for new construction.

13 **AJ301.2.1 Hazardous materials.** Hazardous materials no longer permitted, such as asbestos and lead-based
14 paint, shall not be used.

15 **AJ301.2.2 Plumbing materials and supplies.** The following plumbing materials and supplies shall not be
16 used:

17 1. All-purpose solvent cement, unless listed for the specific application.

18 2. Flexible traps and tailpieces, unless listed for the specific application.

19 3. Solder having more than 0.2-percent lead in the repair of potable water systems.

20 **AJ301.3 Water closets.** Where any water closet is replaced with a newly manufactured water closet, the
21 replacement water closet shall comply with the requirements of the City of Tacoma Plumbing Code.

22 **AJ301.4 Electrical.** This section deleted with a reference to comply with TMC 12.06A.

23 **Section AJ401 Renovations**

24 **AJ401.1 Definition.** Renovations shall be defined as the change, strengthening or addition of load-bearing
25 elements; or the refinishing, replacement, bracing, strengthening, upgrading or extensive repair of existing
26 materials, elements, components, equipment or fixtures. Renovation does not involve reconfiguration of
27 spaces. Interior and exterior painting are not considered refinishing for purposes of this definition and are not
28 renovation.

29 **AJ401.2 Materials and methods.** The work shall comply with the materials and methods requirements of
30 this code.

31 **AJ401.3 Door and window dimensions.** Minor reductions in the clear opening dimensions of replacement
32 doors and windows that result from the use of different materials shall be allowed, whether or not they are
33 permitted by this code.

34 **AJ401.4 Interior finish.** Wood paneling and textile wall coverings used as an interior finish shall comply
35 with the flame spread requirements of IRC Section R302.9.

36 **AJ401.5 Structural.** Unreinforced masonry buildings located in Seismic Design Category D2 or E shall have
37 parapet bracing and wall anchors installed at the roofline whenever a reroofing permit is issued. Such parapet
38 bracing and wall anchors shall be of an approved design.

39 **Section AJ501 Alterations**

40 **AJ501.1 Newly constructed elements.** Newly constructed elements, components and systems shall comply
41 with the requirements of the WA State Residential Code with City of Tacoma amendments.

42 Exceptions:

43 1. Added openable windows are not required to comply with the light and ventilation requirements of
44 IRC Section R303.



1 **AJ501.2 Nonconformities.** The work shall not increase the extent of noncompliance with the requirements of Section AJ601 or create nonconformity to those requirements that did not previously exist.

2 **AJ501.3 Extensive alterations.** Where the total area of all of the alteration work within each dwelling unit meets the requirements of 2.02.776 for a Level 3 remodel, the work shall be considered to be a reconstruction and shall comply with the requirements of these provisions for reconstruction work.

3 Exception: Alteration work which is exclusively plumbing, mechanical or electrical shall not be included in the computation of the total valuation of work.

4 **AJ501.4 Structural.** The minimum design loads for the structure shall be the loads applicable at the time the building was constructed, provided that a dangerous condition is not created. Structural elements that are uncovered during the course of the alteration and that are found to be unsound or dangerous shall be made to comply with the applicable requirements of this code.

5 **AJ501.5 Electrical Equipment and wiring.** This section deleted with a reference to comply with TMC 12.06A.

6 **AJ501.6 Ventilation.** Reconfigured spaces intended for occupancy and spaces converted to habitable or occupiable space in any work area shall be provided with ventilation in accordance with IRC Section R303.

7 **AJ501.7 Ceiling Height.** Habitable spaces created in existing basements and attics shall have ceiling heights of not less than 6 foot 8 inches (2032mm), except that the ceiling height at obstructions shall be not less than 6 foot 4 inches (1930 mm) from the basement or attic floor. Existing finished ceiling heights in non-inhabitable basements and attics shall not be reduced.

8 **AJ501.8 Stairs**

9 **AJ501.8.1 Stair width.** Existing basement or attic stairs and handrails not otherwise being altered or modified shall be permitted to maintain their current clear width at, above and below existing handrails.

10 **AJ501.8.2 Stair headroom.** Headroom height on existing basement or attic stairs being altered or modified shall not be reduced below the existing stairway finished headroom. Existing basement or attic stairs not otherwise being altered shall be permitted to maintain the current finished headroom.

11 **AJ501.8.3 Stair landing.** Landings serving existing basement or attic stairs being altered or modified shall not be reduced below the existing stairway landing depth and width. Existing basement or attic stairs not otherwise being altered shall be permitted to maintain the current landing depth and width.

12 **Section AJ601 Reconstruction**

13 **AJ601.1 Stairways, handrails and guards.**

14 **AJ601.1.1 Stairways.** Stairways within the work area shall be provided with illumination in accordance with IRC Section R303.6.

15 **AJ601.1.2 Handrails.** Every required exit stairway that has four or more risers, is part of the means of egress for any work area, and is provided with not fewer than one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails designed and installed in accordance with IRC Section R311 for the full length of the run of steps on not less than one side.

16 **AJ601.1.3 Guards.** Every open portion of a stair, landing or balcony that is more than 30 inches (762 mm) above the floor or grade below, is part of the egress path for any work area, and does not have guards, or in which the existing guards are judged to be in danger of collapsing, shall be provided with guards designed and installed in accordance with IRC Section R312.

17 **AJ601.2 Wall and ceiling finish.** The interior finish of walls and ceilings in any work area shall comply with the requirements of IRC Section R302.9. Existing interior finish materials that do not comply with those requirements shall be removed or shall be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to secure compliance with the requirements of this section.

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AJ601.3 Separation walls. Where the work area is in an attached dwelling unit, walls separating dwelling units that are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. Performance of work shall be required only on the side of the wall of the dwelling unit that is part of the work area.

AJ601.4 Ceiling height. Habitable spaces created in existing basements or attics shall have ceiling heights of not less than 6 feet, 8 inches (2032 mm), except that the ceiling height at obstructions shall not be less than 6 feet 4 inches (1930 mm) from the basement or attic floor. Existing finished ceiling heights in non-habitable spaces in basements or attics shall not be reduced except where necessary to comply with WSEC requirements.

Section AJ701 – Referenced Standards

<u>ASTM F2090—17</u>	<u>Specification for Window</u>	<u>AJ1024.3</u>
	<u>Fall Prevention Devices with Emergency</u>	<u>AJ102</u>
	<u>Escape (Egress) Release Mechanism</u>	
<u>IEBC—18</u>	<u>International Existing Building Code</u>	<u>AJ10</u>

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EXHIBIT “B”

**CHAPTER 2.06
PLUMBING CODE**

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Sections:

- 2.06.010 Adoption of the Uniform Plumbing Code.
- 2.06.015 Administrative Provisions.
- 2.06.020 Conflicts with the City of Tacoma Stormwater Management Manual or Side Sewer and Sanitary Sewer Availability Manual.
- 2.06.030 *Repealed.*
- 2.06.040 *Repealed.*
- 2.06.050 *Repealed.*
- 2.06.060 Addition of a new UPC Section 101.11.6 – Substantial Building Improvements.
- 2.06.070 Amendment to UPC Section 107.0 – Board of Appeals.
- 2.06.080 Amendment to UPC Section 106.0 – Violations.
- 2.06.090 Amendment to UPC Section 218.0 – P – Definitions by redefining “Private sewer.”
- 2.06.100 Amendment to UPC Section 304 by addition of a new Section 304.2 – Public Sewer Availability.
- 2.06.110 *Repealed.*
- 2.06.120 Amendment to UPC Chapter 4 by addition of a new UPC Section 423.0 – Water Conservation for Irrigation Systems.
- 2.06.130 Addition of a new UPC Section 603.1.1 – City of Tacoma Requirements for Cross-Connection Control.

2.06.010 Adoption of the Uniform Plumbing Code.

The Uniform Plumbing Code as adopted by the State Building Code as defined in TMC 2.02.100 is hereby included in the City of Tacoma Plumbing Code as adopted by this chapter. Section 104.5, and Table No. 104.5, ~~and Section 1101.12.2.2.2~~ are hereby deleted from the UPC as amended in this chapter.

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