

TITLE 2

Building and Development Code

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BUILDING AND DEVELOPMENT CODE

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CHAPTER 2.02 BUILDING CODE

(Repealed and Reenacted by Ord. 28155 Ex. A, passed Jun. 11, 2013; and Ord. 27890 Ex. A, passed Jun. 15, 2010)

Sections:

- 2.02.010 Adoption of International Building Code, International Residential Code, and International Existing Building Code.
- 2.02.015 Administrative Provisions.
- 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- 2.02.040 *Repealed.*
- 2.02.050 *Repealed.*
- 2.02.060 *Repealed.*
- 2.02.070 *Repealed.*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.
- 2.02.136 Amendment to IBC Chapter 4 – by deletion and replacement of the WA State amendment Section 429 – Electric Vehicle Charging Infrastructure.
- 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.
- 2.02.210 Amendment to IBC Section 3202.3 – Encroachments eight feet or more above grade.
- 2.02.220-
2.02.380 *Repealed.*
- 2.02.390 Amendment to IBC Appendix Section G102.2 – Establishment of Flood Hazard Areas.
- 2.02.400 Amendment to IBC Appendix Section G103 – Powers and Duties by the addition of a new Sections G103.10 – Additional Conditions for Consideration and G103.11- Restrictions in Floodways.
- 2.02.410 Amendment to IBC Appendix Section G105 – Variances by Addition of a new Section G105.7.1 – Additional Criteria for Issuance.
- 2.02.500 *Repealed.*
- 2.02.510 *Repealed.*
- 2.02.520 *Repealed.*
- 2.02.530 *Repealed.*
- 2.02.540 Amendment to IRC Section R105.2 – Work Exempt From Permit, Building and Electrical Sections.
- 2.02.550 Amendment to IRC Section R105.3.1.1 – Determination of substantially improved or substantially damaged existing buildings in flood hazard areas.

- 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.
- 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.
- 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.
- 2.02.590 Amendment to IRC Table R301.2 (1) – Climatic and geographic design criteria.
- 2.02.600 Amendment to IRC Section R301.2.3 – Snow loads.
- 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 and 322.1.12 Restrictions in Floodways.
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- 2.02.610 Amendment to IRC Section R313 – Automatic Fire sprinkler systems.
- 2.02.620 Manufactured homes.
- 2.02.700 *Repealed.*
- 2.02.710 *Repealed.*
- 2.02.720 *Repealed.*
- 2.02.730 Amendment to IEBC Section 105.2 – Work exempt from permit.
- 2.02.740 Amendment to IEBC Section 112 – Board of Appeals.
- 2.02.750 Amendment to IEBC Section 113 – Violations.
- 2.02.760 Amendment to IEBC Section 202 – General Definitions – L, S, and W.
- 2.02.765 Amendment to IEBC Section 403 – Alterations – by addition of a new Section 4.3.1.1 – Substantial Alteration or Construction.
- 2.02.770 Amendment to IEBC Section 407.1 – Conformance by addition of new Sections 407.1.1, Minimum Standards, and 407.1.2, Work/Live Use.
- 2.02.775 Amendment to IEBC Section 405.1 – Alteration – Level 2.
- 2.02.776 Amendment to IEBC Section 505.1 – Alteration – Level 3.
- 2.02.780 Amendment to IEBC Section 603 – Fire Protection – by addition of a new subsection EB 603.2.
- 2.02.790 Amendment to IEBC Section 703 – Fire Protection – by addition of a new subsection EB 703.2.
- 2.02.800 *Repealed.*
- 2.02.805 Amendment to IEBC Section 1001.1 – Change of occupancy – Scope – by addition of an exception to EB1001.1.
- 2.02.810 Amendment to IEBC Section 1007.3 – Seismic Loads – by deletion and replacement of IEBC 1007.3 and addition of a new Section IEBC 1007.3.3 – 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.*
- 2.02.1000 Earthquake Recording Instrumentation.

2.02.136 Amendment to IBC Chapter 4 – by deletion and replacement of the WA State amendment Section 429 – Electric Vehicle Charging Infrastructure.

427.1 Scope.

The provisions of this section shall apply to the construction of new buildings, and building additions that require 10 or more new or additional parking spaces in accordance with Tacoma Municipal Code (“TMC”) Title 13.

427.2 Required electric vehicle charging stations and infrastructure. Where parking is provided, Table 1 identifies the thresholds that will trigger electric vehicle spaces served by charging stations and/or charging station infrastructure. Table 1 also provides the percentage of parking spaces to be served by an electric vehicle charging station and the percentage of spaces to be provided with electric vehicle charging infrastructure according to the occupancy group and use of the building served. New or additional parking shall comply with Sections 427.3, 427.4, 427.5, and 427.6. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

Where parking spaces serve buildings with multiple occupancies or uses, or serve multiple buildings with different occupancies or uses, the applicant shall use the occupancy or use that provides the greatest number of electric vehicle spaces with charging stations and/or infrastructure in accordance with Table 1.

Table 1: Required Electric Vehicle Parking Quantities			
Occupancy Group and Use	Thresholds applied for electric vehicle stalls served by stations and infrastructure	Parking spaces to be served by an installed electric vehicle charging station	Parking spaces served by electric vehicle charging infrastructure only
Group R-1 - Hotel/Motel Only	Applies to all.	3% of new parking provided	7% raceway AND 20% electrical room capacity
Group R-2 Multi-family	Where 10 or more parking spaces, and/or 10 or more dwelling or sleeping units are provided.	None	20% raceway AND 20% electrical room capacity.
Group B - Adult Education	Where the building area is 12,000 sq. ft. or greater.	3% of new parking provided, up to 6 spaces.	7% raceway AND 20% electrical room capacity.
Group B – Other than Adult Education	Where 6 or more parking spaces are provided.	3% of new parking provided, up to 6 spaces.	7% raceway AND 20% electrical room capacity.
Group I - Institutional	Where the building area is 12,000 sq. ft. or greater.	3% of new parking provided, up to 6 spaces.	7% raceway AND 20% electrical room capacity.
Group M - Mercantile	Where the building area is 15,000 sq. ft. or greater.	1% of new parking provided, up to 8 spaces.	9% raceway AND 20% electrical room capacity.
Group A – Assembly	Where 6 or more parking spaces are provided.	1% of new parking provided, up to 12 spaces.	9% raceway AND 20% electrical room capacity.

427.3 Electrical room(s).

Electrical room(s) serving areas with electric vehicle charging parking spaces shall be designed to accommodate the electrical equipment and distribution required to serve a minimum of 20 percent of the total parking spaces with 208/240 volt 40-ampere electric vehicle charging infrastructure.

427.4 Electric vehicle charging infrastructure.

The electrical service capacity and raceway size shall be designed to accommodate the installed and future electric vehicle charging spaces and required infrastructure for the number of spaces specified in section 427.2.

427.4.1 Installed electric vehicle charging spaces. Installed electric vehicle charging spaces shall be provided with a dedicated 40-ampere, 208/240-volt dedicated branch circuit, raceways, and all other electric vehicle charging equipment. The branch circuit shall be identified for electric vehicle service in the service panel or subpanel directory.

Electric vehicle charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

427.4.2 Future electric vehicle charging spaces. Electric panel capacity and space for future electric vehicle charging spaces shall support a minimum 208/240 volt 40-ampere branch circuit for each future EV parking space. The branch circuit shall be identified as “EV Ready” in the service panel or subpanel directory.

Raceways shall be installed for any portion of the pathway located below slabs, below grade, or within floor, wall, or roof assembles, and shall terminate at a point in close proximity to the proposed location of the electric vehicle charging spaces. The raceways shall be permanently and visibly marked as “EV Ready.” Where future electric vehicle charging spaces are located within exterior on-grade parking spaces that are more than four feet from a building, the raceways shall be extended either below grade to a pull box, or stubbed out above grade with protection from vehicles by a curb or other device.

Exception: In lieu of a surface-mounted raceway between the electrical panel and the future electric vehicle charging locations, it is permitted to provide permanent markings indicating the pathway for future raceway, and one-inch diameter capped sleeves through each wall and floor assembly that are penetrated along that route. This pathway and the locations of capped sleeves shall also be indicated on the electrical plans. Raceways shall be installed for any portion of the pathway located below slabs, below grade, or within floor, wall, or roof assembles.

427.5 Electric vehicle charging infrastructure for accessible parking spaces.

When electric vehicle charging infrastructure is required, a minimum of one accessible parking space shall be served by electric vehicle charging infrastructure. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking.

427.6 Electric vehicle charging station signage.

Electric vehicle signage must meet the requirements of RCW 46.08.185. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced. Way-finding signage shall also be provided where electric vehicle parking is provided in multi-level parking garages.

(Ord. 28640 Ex. A; passed Dec. 10, 2019)

2.02.400 Amendment to IBC Appendix Section G103 – Powers and Duties by the addition of new Sections G103.10 – Additional Conditions for Consideration and G103.11- Restrictions in Floodways.

G103.10 – Additional Conditions for Consideration. The Building Official shall also review the project for compliance with the Endangered Species Act.

G103.11 –Restrictions in Floodways. **The following restrictions shall be applied to development proposed in the floodway:**

- 1. Water wells shall be located on high ground that is not in the floodway.**
- 2. Construction or reconstruction of residential structures is prohibited within the designated floodway.**

(Ord. 28363 Ex. A; passed Jun. 14, 2016)

2.02.605 Amendment to IRC Section 322 – Flood-Resistant Construction – by addition of a new Sections R322.1.11 – Additional Criteria for Development in Flood Hazard Areas and 322.1.12 Restrictions in Floodways.

R322.1.11 Additional Criteria for Development in Flood Hazard Areas. In addition to the requirements established in R322, the Building Official shall review projects in flood hazard areas for compliance with the Endangered Species Act.

R322.1.12 –Restrictions in Floodways. **The following restrictions shall be applied to development proposed in the floodway:**

- 1. Water wells shall be located on high ground that is not in the floodway.**
- 2. Construction or reconstruction of residential structures is prohibited within the designated floodway.**

(Ord. 28363 Ex. A; passed Jun. 14, 2016)