

The Washington State Building Code is comprised of several different codes. Most are national model codes adopted by reference and amended at the state level. Others, such as the Washington State Energy Code, are state-written state-specific codes. These codes are then adopted and become state law, and are located in RCW 19.27, RCW 70.92, and WAC 51-50.

The Tacoma Building Code is comprised of the Washington State Building Code and local amendments adopted into Tacoma's Municipal Code, as is allowed in WAC 51-04.

The State Building Code Council Adoption includes the following codes, and additional Tacoma adoptions are listed *italicized and red*:

- Washington State Building Code
 - **2018 International Building Code**
 - Includes adoption of Appendix E *and Appendix G*
 - ICC/ANSI A117.1-2009
 - Includes the **2018 International Existing Building Code**
 - *Appendix A*
- Residential Code
 - **2018 International Residential Code**
 - Includes adoption of Appendices F, Q and U
 - *Appendix J*
 - Chapter 11 and Chapters 25 through 43 are not adopted)
- Mechanical Code
 - **2018 International Mechanical Code**
 - Includes adoption of **2018 International Fuel Gas Code**,
 - 2018 NFPA 58, &
 - 2017 NFPA 54
- Fire Code
 - **2018 International Fire Code, 4th Edition**
 - *Appendices B, C, F, & H*
- Plumbing Code
 - **2018 Uniform Plumbing Code**
 - Includes adoption of Appendices A, B and I
- Energy Code
 - WAC 51-11C (Commercial)
 - WAC 51-11R (Residential)

Additional information about the Washington State Code Building Codes, adoption process, and other related information can be found at <https://sbcc.wa.gov/>.

Additional information about Tacoma's Building Codes and other development codes can be found at <https://www.tacomapermits.org/pds-resource-library>.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Definitions**
Section Title: **Definitions**
Section Number: **202**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

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 Code. For purposes of this Title, the State Building Code 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 Code 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 Code 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, published by the International Code Council, and including accessibility provisions in the most currently adopted ANSI 117.1; and
2. The International Residential Code ("IRC"), including IRC Appendices F, Q, U, as amended by this code, 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
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 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.

(Ord. 28363 Ex. A; passed Jun. 14, 2016; Ord. 28327 Ex. A; passed Nov. 3, 2015; repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

~~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 Code. For purposes of this Title, the State Building Code 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 Code 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 Code 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 the most currently adopted ANSI 117.1~~; and
2. The International Residential Code ("IRC"), including IRC Appendices F, J, Q, and 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
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 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.State Building Code.

Reason for the Tacoma Amendment

This amendment provides the definition for Building Code, and which optional appendices have been adopted by the City of Tacoma.

It also provides definitions for Live/Work. and Work/Live.

*Design Professional can be removed as Registered Design Professional is already defined in the WSBC.
IBC-The ANSI doesn't need to be called out specifically since it is already a referenced standard.*

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Scope and Administration**
Section Title: **Certificate Issued**
Section Number: **111.2**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

111.2 Certificate issued. After the Building Official completes all inspections of the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department, 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 or the owner's authorized agent.
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.
9. The type of construction.
10. The design occupant load.
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.

Exceptions:

Certificate of occupancy will not be issued for the following building permits: Complete demolition of building or structure. Level 1 alteration of building or structure.

(Ord. 28363 Ex. A; passed Jun. 14, 2016: Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

Repealed.

Reason for the Tacoma Amendment

City of Tacoma's CO's have been modified to include more information, and the WSBC language is applicable.

Code Year: 2018
Code: Washington Building Code
Chapter: General Building Heights and Areas
Section Title: Number of Stories
Section Number: 504.4.1, 504.4.1.1
Most recently adopted Ordinance Number (blank if new): 28590

Prior to the Proposed Tacoma Amendment

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.

(Ord. 28590 Ex. A; passed Jun. 18, 2019: Repealed and reenacted by Ord. 28363 Ex. A; passed Jun. 14, 2016: Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

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 R1 and R2 in buildings of Type VA or IIIA construction, or I-1 Condition 2 Assisted living facilities licensed per chapter 388-78A WAC and residential treatment facilities as licensed by occupancies Washington state under chapter 246-337 WAC located in buildings of Type VA 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 ~~502.2-504.4~~ may be

increased by one provided the interior exit stairways and ramps are pressurized in accordance with Sections 909.11 and 909.20. 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).

504.4.1.1 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.

Reason for the Tacoma Amendment

The consistent availability of adequate standby power (Option E) supplying stair pressurization systems provides confidence that an additional story can be gained when these requirements are met.

Also allowing Type B occupancies associated with R-2 and R-2 uses for this additional story as well.

Adding I-1 Condition 2 Assisted living facilities licensed per chapter 388-78A WAC and residential treatment facilities as licensed by Washington state under chapter 246-337 WAC as allowed occupancies to use this provision to be consistent with the WSBC.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Accessibility**
Section Title: **Signage**
Section Number: **1111.1.1**
Most recently adopted Ordinance Number (blank if new):

Prior to the Proposed Tacoma Amendment

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.

Proposed Tacoma Amendment

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.~~

Reason for the Tacoma Amendment

Remove the exception since RCW 46.61.582 states that indication is required and that failure to maintain a sign is a class 2 civil infraction.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Interior Environment**
Section Title: **Room Area**
Section Number: **1207.3**
Most recently adopted Ordinance Number (blank if new):

Prior to the Proposed Tacoma Amendment

Every dwelling unit shall have not less than 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.

Proposed Tacoma Amendment

1207.3 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.](#)

Reason for the Tacoma Amendment

This amendment adds clarity that in no case may a dwelling unit be smaller than the area required for an efficiency dwelling unit. Without the amendment developers could argue for dwelling units less than 190 SF. Maintaining a minimum standard for our lowest income rental stock is critical for our residents' wellbeing. Most Building Officials in WA have been interpreting the requirement to be the minimum required for efficiency dwelling units; however, there is a recognition that the code may be interpreted differently if this is not clarified.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Roof Assemblies and Rooftop Structures**
Section Title: **Roof Drainage**
Section Number: **1502**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

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

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

1503.4.1 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 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.

1503.4.4 Concealed Piping. Roof drains and overflow drains, where concealed within the construction of the building, shall be installed in accordance with the Uniform Plumbing Code.

1503.4.5 Over Public Property. Roof drainage water from a building shall not be permitted to flow over public property unless part of a City approved dispersion system and where an easement has been obtained.

1503.4.6 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.

(Ord. 28363 Ex. A; passed Jun. 14, 2016; Ord. 28327 Ex. A; passed Nov. 3, 2015; Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

Section ~~1503.4~~ 1502.4 in the currently adopted edition of the IBC shall be replaced in its entirety with the following:

1502.13-4 General. Design and installation of roof drainage systems shall comply with Section 1502 of this code and the UPC as applicable.

1502.2 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.

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 4 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 low point of the adjacent roof.~~

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.

1503.6 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.

1503.7 Concealed Piping. Roof drains and overflow drains, where concealed within the construction of the building, shall be installed in accordance with the Uniform Plumbing Code.

1503.8 Over Public Property. Roof drainage water from a building shall not be permitted to flow over public property unless part of a City approved dispersion system and where an easement has been obtained.

Reason for the Tacoma Amendment

This amendment clarifies the allowances made for vegetated roof assemblies, concealed roof drain piping, and drainage discharge.

Modifications made to renumbered section in the IBC and added additional provisions for scuppers in it's own section.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Roof Assemblies and Rooftop Structures**
Section Title: **Re-Roofing (Energy Code Requirements)**
Section Number: **1511**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

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

(Ord. 28363 Ex. A; passed Jun. 14, 2016: Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

Repealed

Reason for the Tacoma Amendment

This amendment was established when the WSEC did not have means to address repairs, alterations, and additions to existing buildings. Now, both the WSEC-Commercial and the WSEC-Residential have code provisions for existing buildings.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Plumbing Systems**
Section Title: **Separate Facilities**
Section Number: **2902.2**
Most recently adopted Ordinance Number (blank if new): **28590**

Prior to the Proposed Tacoma Amendment

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.
- (Ord. 28590 Ex. A; passed Jun. 18, 2019)

Proposed Tacoma Amendment

Repealed.

Reason for the Tacoma Amendment

The 2018 WSBC now includes provisions clarifying when separate facilities are required.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Plumbing Systems**
Section Title: **Signage**
Section Number: **2902.4**
Most recently adopted Ordinance Number (blank if new): **28590**

Prior to the Proposed Tacoma Amendment

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 IBC Section 1111.
(Ord. 28590 Ex. A; passed Jun. 18, 2019)

Proposed Tacoma Amendment

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 for separate facilities or indicate gender-neutral facilities as required by Section 2902.2. Single-occupant toilet facilities shall be provided with signs compliant with TMC 1.29.~~040~~180. 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.

Reason for the Tacoma Amendment

This amendment combines the updated 2018 WSBC and the City of Tacoma requirements noted in TMC 1.29.180, which require single occupant restrooms to always have gender neutral signage.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Building Planning**
Section Title: **Automatic Fire sprinkler systems**
Section Number: **R313**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

IRC Section R313 shall be deleted and replaced by the following:

R313 – 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 fire sprinkler system shall be designed and 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.

(Ord. 28363 Ex. A; passed Jun. 14, 2016; Ord. 28155 Ex. A; passed Jun. 11, 2013)

Proposed Tacoma Amendment

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 residential fire sprinkler system shall be installed throughout every building which is a group of townhouses, as defined in the IRC in all townhouse units. Such fire sprinkler system shall be designed and installed in accordance with IBC Section 903.3.1.1, IBC Section 903.3.1.2, or IBC Section 903.3.1.3.

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.

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

Reason for the Tacoma Amendment

This amendment includes the 2018 State Amendment and also maintains the previous SBCC approved requirement that all townhouse construction will require sprinklers, including two-unit townhomes.

Code Year: 2018
Code: Washington Building Code
Chapter: Appendix J - Existing Buildings and Structures
Section Title: Energy Efficiency; Emergency Escape; Electrical; Electrical
Equipment; Ceiling Height; Stairs; Ceiling Height
Section Number: AJ102.4.1; AJ102.4.3; AJ301.3; AJ501.5; AJ501.7; AJ501.8;
AJ601.4

Most recently adopted Ordinance Number (blank if new):

Prior to the Proposed Tacoma Amendment

AJ102.4.1 Energy Efficiency. Replacement windows shall comply with the requirements of Chapter 11.

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

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.
3. Window opening control devices complying with ASTM F2090 shall be permitted for use on windows required to provide emergency escape and rescue openings.

AJ301.3 Electrical. Repair or replacement of existing electrical wiring and equipment undergoing repair with like material shall be permitted.

Exceptions:

1. Replacement of electrical receptacles shall comply with the requirements of Chapters 34 through 43.
2. Plug fuses of the Edison-base type shall be used for replacements only where there is not evidence of overfusing or tampering in accordance with the applicable requirements of Chapters 34 through 43.
3. For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system, or to any accessible point on the grounding electrode conductor, as allowed and described in Chapters 34 through 43.

AJ501.5 Electrical equipment and wiring.

electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapters 34 through 43.

Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with the applicable requirements of Chapters 34 through 43.

AJ501.5.2 Electrical service. Service to the dwelling unit shall be not less than 100 ampere, three-wire capacity and service equipment shall be dead front having no live parts exposed that could allow accidental contact.

Type "S" fuses shall be installed where fused equipment is used.

Exception: Existing service of 60 ampere, three-wire capacity, and feeders of 30 ampere or larger two- or threewire capacity shall be accepted if adequate for the electrical load being served.

AJ501.5.3 Additional electrical requirements. Where the work area includes any of the following areas within a dwelling unit, the requirements of Sections AJ501.5.3.1 through AJ501.5.3.5 shall apply.

AJ501.5.3.2 Kitchen and laundry areas. Kitchen areas shall have not less than two duplex receptacle outlets. Laundry areas shall have not less than one duplex receptacle outlet located near the laundry equipment and installed on an independent circuit.

AJ501.5.3.3 Ground-fault circuit-interruption. Groundfault circuit-interruption shall be provided on newly installed receptacle outlets if required by Chapters 34 through 43.

AJ501.5.3.4 Lighting outlets. Not less than one lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage and detached garage with electric power to illuminate outdoor entrances and exits, and in utility rooms and basements where these spaces are used for storage or contain equipment requiring service.

AJ501.5.3.5 Clearance. Clearance for electrical service equipment shall be provided in accordance with Chapters 34 through 43.

AJ501.7 Ceiling height. Habitable spaces created in existing basements shall have ceiling heights of not less than 6 feet, 8 inches (2032 mm), except that the ceiling height at obstructions shall be not less than 6 feet 4 inches (1930 mm) from the basement floor. Existing finished ceiling heights in nonhabitable spaces in basements shall not be reduced.

AJ501.8 Stairs.

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

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

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

Proposed Tacoma Amendment

The following sections in IRC Appendix J shall be replaced as follows:

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

AJ102.4.3 Emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings, replacement windows shall be exempt from the maximum sill height requirements of Section R310.2.2 and the requirements of section R310.2.1 and Re310.2.3 provided that the replacement window meets the following conditions:In buildings constructed prior to May 26, 1981, existing windows with a net openable area of five square feet, a minimum clear width of 22 inches, a minimum clear height of 22 inches, and a maximum sill height of 48 inches measured from the floor of the sleeping room, shall be deemed to meet the exit window requirement. Where the window frame is to be replaced, this exception shall not apply, except as necessary to fit within the rough framed opening, in which case the opening dimensions shall be maximized. (Note: If a new opening needs to be created or an existing opening needs to be enlarged to

provide an exit window from a sleeping room, this exception shall not apply.) Where the sill height exceeds the maximum specified, including when Exception 1 applies, a landing with a minimum depth of 24 inches and width equal to the width of the window and frame, but not less than 36 inches, may be provided directly below the exit window within the sleeping room, provided the following are met:

1. Stairs shall be provided to the landing if its height exceeds 12 inches above the sleeping room floor
2. The landing and stairs do not decrease the minimum required dimensions of the sleeping room below those required by this chapter and the Building Code.
3. The replacement window is not part of a change of occupancy and/or new habitable space.

AJ301.3 Electrical. This section deleted with a reference to comply with TMC 12.06A.

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

AJ501.7 Ceiling Height. Habitable spaces created in existing basements and attics shall have ceiling heights of not less than 6 foot 8 inches (2032 mm), 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 noninhabitable basements and attics shall not be reduced.

AJ501.8 Stairs

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.

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.

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.

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 nonhabitable spaces in basements or attics shall not be reduced except where necessary to comply with WSEC requirements.

Reason for the Tacoma Amendment

City of Tacoma has a large quantity of existing housing with basements and attics that do not meet the current construction requirements for habitable spaces, making conversion of those spaces to habitable space difficult to construct. Adoption of Appendix J with minor modifications, will be consistent with national standards for remodeling of existing residential buildings, as well as the City's minimum housing code standards; thereby promoting expansion of affordable living spaces by allowing homeowners to legally finish these areas.

Code Year: **2018**
Code: **Tacoma Building Code**
Chapter: **Manufactured Homes**
Section Title:
Section Number: **2.02.620**
Most recently adopted Ordinance Number (blank if new): **25363**

Prior to the Proposed Tacoma Amendment

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, 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.

D. Manufactured homes shall be set upon a permanent foundation, as defined by the Housing and Urban Development ("HUD") handbook "Permanent Foundation Guide for Manufactured Housing," which is sufficient to resist wind and seismic lateral forces, as well as the gravity loads as specified in the IRC, as adopted and amended in TMC 2.02. The Building Official shall be responsible for issuing all permits for foundations for manufactured homes.

"Permanent Foundation" for manufactured homes is defined in the HUD handbook, "Permanent Foundation Guide for Manufactured Housing," as:

Definition of Permanent Foundation. Permanent foundations must be constructed of durable materials; i.e., concrete, mortared masonry, or treated wood – and be site-built. It shall have attachment points to anchor and stabilize the manufactured home to transfer all loads, herein defined, to the underlying soil or rock. The permanent foundations shall be structurally designed for the following:

1. Vertical stability.
 - a. Rated anchorage capacity to prevent uplift and overturning due to wind or seismic forces, whichever controls. Screw-in anchors are not considered a permanent anchorage.
 - b. Footing size to prevent overloading the soil-bearing capacity and avoid soil settlement. Footing shall be reinforced concrete to be considered permanent.
 - c. Base of footing below maximum frost-penetration depth.
 - d. Encloses a basement or crawl space with a continuous wall (whether bearing or non-bearing) that separates the basement or crawl space from the backfill, and keeps out vermin and water.

2. Lateral Stability. An anchorage system with a tested and rated or engineered load capacity to prevent sliding due to wind or seismic forces, whichever controls, in the transverse and longitudinal directions.
- E. The space from the bottom of the manufactured home to the ground shall be enclosed by concrete or an approved concrete product. Such concrete product may be designed to support the manufactured home for gravity and lateral loads, or may be decorative.
- F. All manufactured homes shall be originally constructed with a composition or wood shake or shingle, coated metal, excluding zinc galvanized metal, or similar roof of not less than 3:12 pitch.
- G. All manufactured homes shall have exterior siding similar in appearance to siding materials commonly used on conventional site-built, IRC-compliant, single-family residences.
- H. The roof shall be designed to support 25 pounds per-square-foot snow load, in conformance with TMC 2.02.600.
- I. Manufactured homes installed within the City shall meet the Washington State Energy Code, as adopted and amended by TMC 2.10.
- J. Light and ventilation in manufactured homes shall meet the requirements of Section R303 of the IRC. (Ord. 28363 Ex. A; passed Jun. 14, 2016; Ord. 28155 Ex. A; passed Jun. 11, 2013)

Proposed Tacoma Amendment

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 the IRC Appendix Q – Tiny Homes as amended by the State of Washington.
- D. Manufactured homes shall be set upon a permanent foundation, as defined by the Housing and Urban Development (“HUD”) handbook “Permanent Foundation Guide for Manufactured Housing,” which is sufficient to resist wind and seismic lateral forces, as well as the gravity loads as specified in the IRC, as adopted and amended in TMC 2.02. The Building Official shall be responsible for issuing all permits for foundations for manufactured homes.

“Permanent Foundation” for manufactured homes is defined in the HUD handbook, “Permanent Foundation Guide for Manufactured Housing,” as:

Definition of Permanent Foundation. Permanent foundations must be constructed of durable materials; i.e., concrete, mortared masonry, or treated wood – and be site-built. It shall have attachment points to anchor and stabilize the manufactured home to transfer all loads, herein defined, to the underlying soil or rock. The permanent foundations shall be structurally designed for the following:

1. Vertical stability.

a. Rated anchorage capacity to prevent uplift and overturning due to wind or seismic forces, whichever controls. Screw-in anchors are not considered a permanent anchorage.

b. Footing size to prevent overloading the soil-bearing capacity and avoid soil settlement. Footing shall be reinforced concrete to be considered permanent.

c. Base of footing below maximum frost-penetration depth.

d. Encloses a basement or crawl space with a continuous wall (whether bearing or non-bearing) that separates the basement or crawl space from the backfill, and keeps out vermin and water.

2. Lateral Stability. An anchorage system with a tested and rated or engineered load capacity to prevent sliding due to wind or seismic forces, whichever controls, in the transverse and longitudinal directions.

E. The space from the bottom of the manufactured home to the ground shall be enclosed by concrete or an approved concrete product. Such concrete product may be designed to support the manufactured home for gravity and lateral loads, or may be decorative.

F. All manufactured homes shall be originally constructed with a composition or wood shake or shingle, coated metal, excluding zinc galvanized metal, or similar roof of not less than 3:12 pitch.

G. All manufactured homes shall have exterior siding similar in appearance to siding materials commonly used on conventional site-built, IRC-compliant, single-family residences.

H. The roof shall be designed to support 25 pounds per-square-foot snow load, in conformance with TMC 2.02.600.

I. Manufactured homes installed within the City shall meet the Washington State Energy Code, as adopted and amended by TMC 2.10.

J. Light and ventilation in manufactured homes shall meet the requirements of Section R303 of the IRC.

J. Light and ventilation in manufactured homes shall meet the requirements of Section R303 of the IRC.

(Ord. 28363 Ex. A; passed Jun. 14, 2016; Ord. 28155 Ex. A; passed Jun. 11, 2013)

Reason for the Tacoma Amendment

The amendment addresses regulations for manufactured homes not addressed in the model code and are set in-place to address site environmental, structural, and design characteristics common to the City of Tacoma.

Revisions clarify requirement for permanently affixed certification from L&I, and also allow smaller homes if they meet WSBC requirements for "Tiny Homes."

Code Year: **2018**
Code: **Washington Existing Building Code**
Chapter: **Definitions**
Section Title: **General Definitions – L, S and W**
Section Number: **202**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

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.

The IEBC definitions for Substantial Improvement and Substantial Damage are replaced with the following: Substantial Improvement, Repair of Substantial Damage, or Substantial Alteration or Construction. Reconstruction, rehabilitation, addition, alteration, repair, or other improvement to an existing building or structure, the cost of which 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 or the last substantial improvement. For all other purposes, this shall be cumulative over a two-year period, as measured from the issuance date of the initial building permit for the project. For purposes of determining the compliance with the flood provisions of this code, the term does not include either of the following: Any project for the improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to ensure safe living conditions. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as 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.

(Ord. 28363 Ex. A; passed Jun. 14, 2016; Ord. 28327 Ex. A; passed Nov. 3, 2015; Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

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. For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement 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. The cost of the improvement may be adjusted if approved by the code 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 safety code violations identified by the code 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 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.

Reason for the Tacoma Amendment

The definitions for Live/Work and Work/Live are added here as noted in the amendment to the IBC for consistency.

Modify previous definition for substantial repair to WSBC version with provisions for using the ICC Building Valuation data vs. market value.

Code Year: **2018**
Code: **Washington Building Code**
Chapter: **Provisions for all compliance methods**
Section Title: **Fire Protection**
Section Number: **306**
Most recently adopted Ordinance Number (blank if new):

Prior to the Proposed Tacoma Amendment

2.02.780 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.

(Ord. 28363 Ex. A; passed Jun. 14, 2016: Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

2.02.790 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.

(Ord. 28363 Ex. A; passed Jun. 14, 2016: Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

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

Section 306 Fire Protection

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

- 1. Building exceeds 5,000 square feet in area; or**
- 2. Building exceeds two stories in height; or**
- 3. Building contains five or more dwelling or sleeping units. Installation of an automatic fire sprinkler system, in accordance with Section 903.3.1.2 (NFPA 13R), may be approved in non-high-rise buildings exceeding four stories in height when approved by the fire code official and the building official.**

Exception: Buildings regulated by the International Residential Code.

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

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

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

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

306.1.4 Level III Alterations and Substantial Improvements. Throughout buildings undergoing level III alterations or substantial improvements as defined in TMC Chapter 2.02. ion 306 Fire Protection

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

1. Building exceeds 5,000 square feet in area; or
2. Building exceeds two stories in height; or
3. Building contains five or more dwelling or sleeping units. Installation of an automatic fire sprinkler system, in accordance with Section 903.3.1.2 (NFPA 13R), may be approved in non-high-rise buildings exceeding four stories in height when approved by the fire code official and the building official.

Exception: Buildings regulated by the International Residential Code.

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

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

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

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

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

Reason for the Tacoma Amendment

This amendment relocates amendments coupled with the amendment in Title 3 for IFC Chapter 11 amendments in IEBC Sections 2.02.180 and 2.02.190 , which clarify how sprinklering is to be applied for Group R occupancies.

Code Year: **2018**
Code: **Washington Existing Building Code**
Chapter: **Prescriptive Compliance Method**
Section Title: **Alteration – Level 2**
Section Number: **603.1**
Most recently adopted Ordinance Number (blank if new): **28337**

Prior to the Proposed Tacoma Amendment

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.
(Ord. 28327 Ex. A; passed Nov. 3, 2015)

Proposed Tacoma Amendment

Repeal.

Reason for the Tacoma Amendment

The WSBC IBC code language sufficiently clarifies the scope of work for Level 2 and this amendment doesn't add clarifying language.

Code Year: **2018**
Code: **Washington Existing Building Code**
Chapter: **Alterations – Level 3**
Section Title: **Scope**
Section Number: **901.1**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

2.02.776 Amendment to IEBC Section 505.1 – Alteration - Level 3
EB 505.1. Scope. Level 3 alterations apply where the work is Substantial Improvement or Repair as defined in 2.02.760.
(Ord. 28363 Ex. A; passed Jun. 14, 2016; Ord. 28327 Ex. A; passed Nov. 3, 2015)

Proposed Tacoma Amendment

2.02.776 Amendment to IEBC Section ~~505.1~~ 901.1 – Scope.

~~901.1. 604.1.~~ Scope. Level 3 alterations apply where the ~~work is Substantial Improvement or Repair as defined in 2.02.760.~~ alteration to an existing building or structure, the cost of which 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 code official in accordance with the requirements of TMC 2.09.

Reason for the Tacoma Amendment

There are 3 methods in which an alteration, addition, or change of occupancy may comply with the IEBC: Prescriptive, Work Area, or Performance compliance methods. This amendment provides a consistent method to evaluate when alterations, additions, or change of occupancy to a structure require it to be treated as a Level 3 Alteration using the Work Area Method.

The amendment to the original provision provides the ICC Building Valuation Data method for calculation of Level 3 remodel.

Code Year: **2018**
Code: **Washington Existing Building Code**
Chapter: **Repairs**
Section Title: **Fire Protection – by addition of an exception**
Section Number: **403**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

Exception for 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. (Ord. 28363 Ex. A; passed Jun. 14, 2016; Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

Repeal.

Reason for the Tacoma Amendment

This amendment is combined with another amendment and located in 2.02.763.

Code Year: **2018**
Code: **Washington Existing Building Code**
Chapter: **Alterations-Level 1**
Section Title: **Fire Protection – by addition of an exception**
Section Number: **703**
Most recently adopted Ordinance Number (blank if new): **28363**

Prior to the Proposed Tacoma Amendment

Exception for Group R-1 and R-2 occupancies. Where Level 1 alterations, 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. (Ord. 28363 Ex. A; passed Jun. 14, 2016; Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

Proposed Tacoma Amendment

Repeal.

Reason for the Tacoma Amendment

This amendment is combined with another amendment and located in 2.02.763.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **General Provisions**
Section Title: **Board of Appeals**
Section Number: **108.1**
Most recently adopted Ordinance Number (blank if new): **28364**

Prior to the Proposed Tacoma Amendment

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

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

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

Proposed Tacoma Amendment

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

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

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

109.3 Qualifications. The Board of Building Appeals shall consist of members who are qualified as specified in TMC Chapter 2.17.

Reason for the Tacoma Amendment

The section establishes a board of appeals. Because the board of building appeals (BOBA) also serves as the board over the fire code the amendment points to TMC 2.17 where BOBA is established. Not all members of BOBA will have fire code experience so it is necessary to amend 109.3. The amendment needs renumbered due to changes in the model code.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **Emergency Planning and Preparedness**
Section Title: **Fire and Emergency Plans**
Section Number: **404.4**
Most recently adopted Ordinance Number (blank if new): **New**

Prior to the Proposed Tacoma Amendment

403.1 General.

In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Sections 403.2 through 403.12.3.3. Where a fire safety and evacuation plan is required by Sections 403.2 through 403.11.5, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

Proposed Tacoma Amendment

403.1 General.

In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Sections 403.2 through 403.12.3.3. Where a fire safety and evacuation plan is required by Sections 403.2 through 403.11.5, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406. Where a fire safety and evacuation plan is required by Sections 403.2 through 403.11.5 an earthquake emergency plan shall also be required in accordance with Section 404.4.

Reason for the Tacoma Amendment

The amendment clarifies when an earthquake emergency plan is required.

Code Year: 2018
Code: Washington Fire Code
Chapter: Fire Service Features
Section Title: Fire Apparatus Access Roads
Section Number: 503.1.1
Most recently adopted Ordinance Number (blank if new):

Prior to the Proposed Tacoma Amendment

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

Proposed Tacoma Amendment

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur:

1.1. The building is equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2, 903.3.1.3.1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

503.2 Specifications. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.2 Authority. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of the fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AAHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or marking that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

503.4.1 Traffic calming devices. Traffic calming devices shall be prohibited unless approved by the fire code official.

Reason for the Tacoma Amendment

This amendment adopts provisions regarding fire apparatus access which are left to the local jurisdiction by the Washington State code. In Tacoma, these standards are not specifically included in the public works design manual. The amendment adopts the language in the model fire code. The amendment is modified to bring in all of the language of the model code instead of just adopting it by reference which provides clarity for developers.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **Fire Service Features**
Section Title: **Room Labels / Wayfinding**
Section Number: **505.3**
Most recently adopted Ordinance Number (blank if new): **New**

Prior to the Proposed Tacoma Amendment

None, new amendment

Proposed Tacoma Amendment

503.3 Room identification and directional signs.

Where required by the Fire Code Official, approved room identification and wayfinding signs shall be provided for new and existing Group I and Group R occupancies. Signs must comply with IBC E107.2 and E107.3.

Exception. One- and two-family dwellings regulated by the IRC.

Reason for the Tacoma Amendment

Request from operations. Require room identification and wayfinding in multifamily structures. EMS has had delayed response in multifamily and group I occupancies where rooms are not identified.

From Captain Reid

It is critical to respond in the most direct route to the patient room or location. Permanent brain damage occurs within 4 minutes of the brain not receiving oxygenated blood and death approximately four minutes later. Some factors are unavoidable and a fast response can be delayed these include (delayed 911 activation, heavy traffic, travel time, back up medic units responding to another medic units area). These things are not in our control but factors delaying access to the patient within a facility should be reduced as much as possible for positive patient outcomes. Most assisted living and skilled nursing facilities are large multi wing buildings that also have reduced staff at night to assist EMS with general directions once inside the building. At night EMS crews must wonder large portions of these buildings only to find that we went down the wrong corridor and are now in a completely wrong wing of the building. I'm concerned the patients being cared for at these facilities will have negative outcomes up to and including death if EMS can't walk into the building and quickly establish which direction the patient room is located. I would think managers of companies/facilities in charge of peoples well being would be advocates for a faster more efficient response.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **Fire Protection Systems**
Section Title: **Sprinkler system control valve room signage and access**
Section Number: **903.3.10**
Most recently adopted Ordinance Number (blank if new): **28364**

Prior to the Proposed Tacoma Amendment

903.3.10 Sprinkler system control valve room signage and access.

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

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

Exception: Doors not equipped with a locking device.

Proposed Tacoma Amendment

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

Reason for the Tacoma Amendment

The amendment adds a labeling requirement for the fire sprinkler riser room making for quicker access by emergency responders. The last section is proposed to be deleted as it is unnecessary. Section 506 already gives us the authority to require a key box.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **Fire Protection Systems**
Section Title: **Floor Control Valves**
Section Number: **903.4.3**
Most recently adopted Ordinance Number (blank if new): **28364**

Prior to the Proposed Tacoma Amendment

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

Exceptions:

1. Buildings three or less stories in height containing only Group R fire areas.
2. Dry sprinkler systems in parking garages.
3. Locations approved by the fire code official.

Proposed Tacoma Amendment

None. Model code to be used.

Reason for the Tacoma Amendment

The requirement for floor control valves is now in the referenced standard.

Code Year: 2018
Code: Washington Fire Code
Chapter: Construction Requirements for Existing Buildings
Section Title: Existing multiple-story buildings
Section Number: 1103.6
Most recently adopted Ordinance Number (blank if new): 28364

Prior to the Proposed Tacoma Amendment

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

Proposed Tacoma Amendment

1103.6.1 Existing multiple-story buildings. Existing buildings with occupied floors located more than 50 feet above the lowest level of fire department access or more than 50 feet below the highest level of fire department access and buildings four or more stories in height containing a Group R occupancy shall be equipped with standpipes.

Reason for the Tacoma Amendment

The existing amendment requires standpipes in residential buildings 4 or more stories in height. The amendment decreases the amount of time before water is applied to fires in residential buildings. The amendment is being modified because the allowance for dry manual standpipes is already in 1103.6 and the exception is not the appropriate way to write a requirement. It should be in line with the section.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **Construction Requirements for Existing Buildings**
Section Title: **Group R-2**
Section Number: **1103.7.6**
Most recently adopted Ordinance Number (blank if new): **28364**

Prior to the Proposed Tacoma Amendment

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

Exceptions:

1. Where each living unit is separated from other contiguous living units by fire barriers having a fire-resistance rating of not less than 3/4 hour, and where each living unit has either its own independent exit or its own independent stairway or ramp discharging at grade.
2. A separate fire alarm system is not required in buildings that are equipped throughout with an approved supervised automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and having a local alarm to notify all occupants.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Sections 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, exception 3.

Proposed Tacoma Amendment

None. Model code to be used.

Reason for the Tacoma Amendment

The amendment added "and monitored". Monitoring is already required for fire alarm systems in section 907. The amendment made it unclear if existing systems are retroactively required to provide monitoring. Requiring monitoring of existing nonconforming systems is difficult to enforce and is a cost burden on building owners.

Code Year: 2018
Code: Washington Fire Code
Chapter: Welding and Other Hot Work
Section Title: Fire Extinguisher
Section Number: 3504.2.6
Most recently adopted Ordinance Number (blank if new): 28364

Prior to the Proposed Tacoma Amendment

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

Proposed Tacoma Amendment

3504.2.6 Fire Protection. Not less than one portable fire extinguisher complying with Section 906 and with a minimum 2-A:20-B:C rating or a charged water hose, 1-1/2 inch minimum, equipped with a nozzle shall be provided with ready access within 30 feet of the location where hot work is performed and shall be accessible without climbing stairs or ladders. For ship-shoreside maintenance or repairs, both the fire extinguisher and the charged water hose shall be provided.

Reason for the Tacoma Amendment

The amendment allows for a hose to serve as an alternate to a fire extinguisher for hot work operations. The amendment requires both an extinguisher and hose for maintenance done on ships where fighting fires is particularly difficult and hazardous. The proposed modifications are language cleanup to better match the model code.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **Flammable and Combustible Liquids**
Section Title: **Commercial, industrial, governmental or manufacturing**
Section Number: **5706.5.4.5**
Most recently adopted Ordinance Number (blank if new): **28364**

Prior to the Proposed Tacoma Amendment

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

Proposed Tacoma Amendment

5706.5.4.5...

(items 1-25 are left unchanged and not shown for clarity. Only item 26 below is added.)

26. TMC Chapter 3.10.

Reason for the Tacoma Amendment

The amendment provides a pointer to TMC 3.10 which has additional requirements. The amendment needs to be modified for clarity.

Code Year: **2018**
Code: **Washington Fire Code**
Chapter: **Flammable and Combustible Liquids**
Section Title: **On-Demand Mobile Fueling Operations**
Section Number: **5707.1**
Most recently adopted Ordinance Number (blank if new): **New**

Prior to the Proposed Tacoma Amendment

5701.1 General. On-demand mobile fueling operations that dispense Class I, II and III liquids into the fuel tanks of motor vehicles shall comply with Sections 5707.1 through 5707.6.3.

Proposed Tacoma Amendment

5701.1 General. On-demand mobile fueling operations that dispense Class I, II and III liquids into the fuel tanks of motor vehicles shall comply with Sections 5707.1 through 5707.6.3 and TMC 3.10.

Reason for the Tacoma Amendment

On-demand mobile fueling is new to the model code. The amendment clarifies that existng ordinance in TMC 3.10 also applies.