

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.