

Ordinance No. 00176

[\(Council Minutes 98/06/15\)](#)

ORDINANCE NO. 176

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending Sections 15.08.010, 15.12.010, 15.16.010, 15.20.010, 15.32.010, 15.36.010, 15.40.010, 15.44.010 and 15.48.010 of the Lakewood Municipal Code relating to adoption of Uniform Building, Construction and Fire Codes, and creating a new Section 15.16.040 of the Lakewood Municipal Code relating to additional provisions to the City=s Fire Code

WHEREAS, pursuant to the provisions of Chapter 19.27 of the Revised Code of Washington, cities in the State of Washington are responsible for enforcement of the Uniform Building Codes and other uniform construction codes as adopted by state statute; and,

WHEREAS, state statute provides that cities may amend the state building code with certain limitations, and further provides that if no amendments are adopted by the legislative body of cities, the state building code shall be in force and effect; and,

WHEREAS, in keeping with the responsibility imposed by state law, it is appropriate for the City Council to update the version of the state building code as the building and construction codes as later versions are promulgated by the International Conference of Building Officials, and approved by the State Building Council and/or other appropriate bodies.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. That the provisions of Section 15.08.010 of the Lakewood Municipal Code is amended to read as follows:

5.08.010 Adoption of Uniform Building Code and Uniform Building Code Standards.

The ~~1994~~ 1997 Edition of the Uniform Building Code and the Uniform Building Code Standards, published by the International Conference of Building Officials and as adopted as a part of the state building code are adopted by reference and incorporated herein as if fully set forth, including appendix Chapter 3, Divisions 1, 2 & 4; ~~Chapter 4, Division 3; Chapter 9;~~ Chapter 12, Division 2; Chapter 15; Chapter 18; ~~Chapter 19;~~ Chapter 21; Chapter 23; Chapter 31, Divisions ~~1, 2 & 3;~~ Chapter 33; and Chapter 34. (Ord. 81

WHEREAS, pursuant to the provisions of Chapter 19.27 of the Revised Code of Washington, cities in the State of Washington are responsible for enforcement of the Uniform Building Codes and other uniform construction codes as adopted by state statute; and,

WHEREAS, state statute provides that cities may amend the state building code with certain limitations, and further provides that if no amendments are adopted by the legislative body of cities, the state building code shall be in force and effect; and,

WHEREAS, in keeping with the responsibility imposed by state law, it is appropriate for the City Council to update the version of the state building code as the building and construction codes as later versions are promulgated by the International Conference of Building Officials, and approved by the State Building Council and/or other appropriate bodies.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. That the provisions of Section 15.08.010 of the Lakewood Municipal Code is amended to read as follows:

5.08.010 Adoption of Uniform Building Code and Uniform Building Code Standards.

The ~~1994~~ 1997 Edition of the Uniform Building Code and the Uniform Building Code Standards, published by the International Conference of Building Officials and as adopted as a part of the state building code are adopted by reference and incorporated

herein as if fully set forth, including appendix Chapter 3, Divisions 1, 2 & 4; ~~Chapter 4, Division 3; Chapter 9;~~ Chapter 12, Division 2; Chapter 15; Chapter 18; ~~Chapter 19;~~ Chapter 21; Chapter 23; Chapter 31, Divisions 1, 2 & 3; Chapter 33; and Chapter 34. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 2, 1995.)

Section 2. That the provisions of Section 15.12.010 of the Lakewood Municipal Code is amended to read as follows:

15.12.010 Adoption of Uniform Mechanical Code.

The ~~1994~~ 1997 Edition of the Uniform Mechanical Code, including Chapter ~~2213~~, Fuel Gas Piping, ~~Appendix B~~, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 4, 1995.)

Section 3. That the provisions of Section 15.16.010 of the Lakewood Municipal Code is amended to read as follows:

15.16.010 Adoption of Uniform Fire Code and Fire Code Standards.

The ~~1994~~ 1997 Edition of the Uniform Fire Code and the Uniform Fire Code Standards, published by the Western Fire Chiefs Association and as adopted as a part of the state uniform codes, as modified by WAC Chapter 51-44 and 51-45, with Appendices Division I Appendix I-A, I-C, Division II Appendix II-A, II-B, II-C, II-D, II-E, II-F, II-G, II-H, II-I, II-J, Division III Appendix III-A, III-B, III-C, Division IV Appendix IV-A, IV-B, Division V Appendix V-A, Division VI Appendix VI-A, VI-B, VI-C, VI-D, VI-E, VI-F, VI-G, VI-H, and VI-I thereto, published by the International Fire Code Institute, except as provided in Section 15.16.040, are adopted by reference and incorporated herein as if fully set forth: Provided that notwithstanding any wording in the code, participants in religious ceremonies or functions approved by the Fire Marshal shall not be precluded from carrying hand-held candles. (Ord. 81 as modified by WAC Chapter 51-44 and 51-45, with Appendices Division I Appendix I-A, I-C, Division II Appendix II-A, II-B, II-C, II-D, II-E, II-F, II-G, II-H, II-I, II-J, Division III Appendix III-A, III-B, III-C, Division IV Appendix IV-A, IV-B, Division V Appendix V-A, Division VI Appendix VI-A, VI-B, VI-C, VI-D, VI-E, VI-F, VI-G, VI-H, and VI-I thereto, published by the International Fire Code Institute, except as provided in Section 15.16.040, are adopted by reference and incorporated herein as if fully set forth: Provided that notwithstanding any wording in the code, participants in religious ceremonies or functions approved by the Fire Marshal shall not be precluded from carrying hand-held candles. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 6, 1995.

Section 4. That a new Section 15.16.040 of the Lakewood Municipal Code, relating to additional provision to the Fire Code, is created to read as follows:

15.16.040 Additional provision to the Fire Code.

In addition to the provisions of the Uniform Fire Code adopted pursuant to Chapter 15.16 of the City Code, the following provisions (with added parts shown by underlining, and deleted parts shown by strike-out) shall be a part of the City's Fire Code:

A. PERMITS AND FEES-UFC SECTION 105.3 AMENDED.

Section 105.3 of the Uniform Fire Code, 1997 Edition, is hereby deleted and replaced with the following: Section 105.3(a) Permit Applications. All applications for a permit required by this Code shall be made to Pierce County Fire Protection District 2 in such form and detail as it shall prescribe. Applications for permits shall be accompanied by such plans as required by the Chief.

Section 105.3(b) Permit Fees. The Fire District shall collect fees for permits, plan review, and inspection services as prescribed

in the City's fee schedule.

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B. DEFINITIONS-UFC SECTION 207 AMENDED.

Article 2 and Section 202 of the Uniform Fire Code, 1997 Edition, is hereby amended by adding to the stated sections the following entitled "s fee schedule.

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B. DEFINITIONS-UFC SECTION 207 AMENDED.

Article 2 and Section 202 of the Uniform Fire Code, 1997 Edition, is hereby amended by adding to the stated sections the following entitled "Definitions" to read as follows:

1. CHIEF. Is the Fire Chief of Pierce County Fire Protection District 2.2

CHIEF. Is the Fire Chief of Pierce County Fire Protection District 2.2 CHIEF OF THE BUREAU OF FIRE PREVENTION. Is the head of the Prevention Division of Pierce County Fire District 2 and/or Fire Marshal.

3. FIXED FIRE PROTECTION SYSTEM. All automatic or manual sprinkler systems, standpipe systems, fire alarm systems, fire detection and/or warning systems, fire and/or explosion suppressions systems, fire alarm signaling systems or other equipment or devices that are intended to detect, control or extinguish a fire or explosion that are built-in or affixed to the premises they protect.

FIXED FIRE PROTECTION SYSTEM. All automatic or manual sprinkler systems, standpipe systems, fire alarm systems, fire detection and/or warning systems, fire and/or explosion suppressions systems, fire alarm signaling systems or other equipment or devices that are intended to detect, control or extinguish a fire or explosion that are built-in or affixed to the premises they protect.

C. FIRE DEPARTMENT ACCESS AND WATER SUPPLY.

Article 9 of the Uniform Fire Code, 1997 Edition, is hereby amended with the following additions:

901.2.2 Plans

901.2.2.1 Fire apparatus access. Plans for fire apparatus access roads shall be submitted to the chief for review and approval prior to construction.

901.4 Required Marking of Fire Apparatus Access Roads, Addresses, Fire-protection equipment and Fire Hydrants.

901.4.2 Fire apparatus access roads. When required by the chief, approved signs or other approved notices shall be provided and maintained for fire apparatus roads to identify such roads and prohibit the obstruction thereof or both.

901.4.3 Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. A minimum unobstructed distance of 15 feet on both sides of a fire hydrant along the access roadway shall be maintained. See Section 901.7 for Fire Lane Marking.

When required by the chief, hydrant locations shall be identified by the installation of reflective markers.

See also Section 1001.7

901.4.4 Premises identification. Approved numbers or address shall be placed on all new and existing buildings and private driveways or roadways leading to buildings in such a position as to be plainly visible and legible from the public street or road fronting the property. Numbers shall contrast with their background and be of sufficient size to be seen by emergency responders from the public street where a private driveway or building access is located.

Street signs shall conform to city engineering standards and be provided at all public and private roads as designated by the chief.

Premises identification Sizing:

1. Residential, Commercial, or Small BusinessAmount of Setback Number/Letter Size

50 Feet or Less.....6 inches
51 Feet to 100 Feet.....12 inches
100 Feet or More.....18 inches

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Individual Apartment Units.....4 inches

2. Large Commercial or Industrial Complexes Amount of Setback Number/Letter Size

50 Feet or Less.....12 inches
51 to 100 Feet.....18 inches
100 Feet or More.....24 inches

3. When required by the chief, premises identification shall also be placed on the rear access to a structure or unit.

901.7 Fire Lane Marking.

1. When required by the chief, premises identification shall also be placed on the rear access to a structure or unit.

901.7 Fire Lane Marking.

1. When, in the opinion of the chief, it is probable that the width of an access road may be diminished or access to Fire- Protection equipment or fire hydrants may be obstructed, the chief may require the marking of fire lanes to include signs posted at appropriate locations.

2. Marking of access roads shall be painted with international red colored paint. 3.

Marking of access roads shall be painted with international red colored paint. 3. Fire Lanes shall be identified by a 8 inch wide line and block letters 4 inches high painted in the lane, at 30 feet, or such other intervals which the Chief determines to be reasonable, stating AEmergency Vehicles Only-No Parking@. Signs shall be posted on or immediately next to the curb line, or on the building. Signs shall be 12@ x 18@ and shall have letters and background of contrasting colors, readily legible from at least a 50 foot distance. Signs shall be posted at a minimum no further than 50 feet apart, unless a greater distance is deemed reasonable by the Chief, nor shall they be more than 4 feet from the ground unless a greater height is determined necessary by the Chief.AEmergency Vehicles Only-No Parking@. Signs shall be posted on or immediately next to the curb line, or on the building. Signs shall be 12@ x 18@ and shall have letters and background of contrasting colors, readily legible from at least a 50 foot distance. Signs shall be posted at a minimum no further than 50 feet apart, unless a greater distance is deemed reasonable by the Chief, nor shall they be more than 4 feet from the ground unless a greater height is determined necessary by the Chief.

902.2 Fire Apparatus Access Roads.

902.2.1 Required access. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also Section 902.3 for personnel access to buildings.

EXCEPTIONS:

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Section 902.2.1 and 902.2.2 may be modified by the Chief.
2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the Chief is authorized to require additional fire protection as specified in Section 1001.9.
3. When there are not more than two Group R, Division 3, or U Occupancies, the requirements of Section 902.2.1 and 902.2.2 may be modified by the Chief.

More than one fire apparatus road shall be provided when it is determined by the Chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high-piled combustible storage, see Section 8102.6.1.

For required access during construction, alteration or demolition of a building, see Section 8704.2.

902.2.2 Specifications.

902.2.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. If parking of automobiles is allowed on the access road, then the road widths shall not be less than 28 feet for parking on one side and 36 feet for parking on both sides of the access road.

EXCEPTIONS:

1. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved by the Chief.

2. Access roads serving no more than two single family dwellings or one duplex, the width may be reduced to 15 feet. Where the access road turns, a wider width shall be provided to account for the turning radius of the fire apparatus.

Required access roadways shall be 30 feet in width within 20 feet of any fire hydrant along the access roadway and within the immediate vicinity of any structure over 35 feet in height. When access roadways are provided for structures that are in excess of 35 feet in height, the roadway shall be located no closer to the structure than 15 feet and no further than 25 feet from the structure.

Vertical clearances or widths shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

902.2.2.2 Surface.

Fire apparatus access roads shall be either asphalt or reinforced concrete, 2 inches thick minimum, or other material approved by the plan review. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.

902.2.2.3 Turning radius.

The inside turning radius for the apparatus accessing a required apparatus access road shall not be less than 28 feet. The outside radius for the apparatus accessing a required apparatus access road shall not be less than 45 feet.

902.2.2.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

902.2.2.5 Bridges.

When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards. See Article 90, Standard a.1.1. The bridge 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 when required by the Chief.

902.2.2.6 Grade. The gradient for a fire apparatus access road shall not exceed 15%.

EXCEPTION: When buildings are completely protected with an approved automatic fire sprinkler system and the system is not required by any other provisions, the chief may allow a gradient up to a maximum 18%.

902.2.3 Marking. See Section 901.4

902.2.4 Obstruction and control of fire apparatus access.

902.2.4.1 General. The required width of a fire apparatus access road shall not be obstructed in any manner including parking of vehicles. Minimum required widths and clearances established under Section 902.2.2.1 shall be maintained at all times.

Entrances to roads, trails, or other access-ways, which have been closed with gates and barriers in accordance with Section 902.2.4.2, shall not be obstructed by parked vehicles.

902.2.4.3 Parking Prohibited.

Except when necessary to avoid conflict and other traffic or in compliance with the direction of a police officer, traffic control sign, signal, or device, no person shall:

Stop, stand, or park a vehicle, whether occupied or not, at any place where official emergency vehicle lane or fire lane signs or markings are posted.

EXCEPTIONS:

1. Momentarily to pick-up or discharge a passenger or passengers; or
2. Delivery vehicle for the purpose of, and while actually engaged in, loading or unloading.

902.2.4.4 Emergency Vehicle Lanes as part of driveways and/or parking areas. The Chief may require that areas specified for use as driveways or private thoroughfares shall not be used for parking.

902.2.4.5 Existing Buildings. When the Chief determines that inaccessibility for the fire apparatus exists around existing buildings or structures, then the Chief may require emergency vehicle lanes to be constructed and maintained.

902.2.4.6 Property Owner Responsibility.

Fire Lane markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a fire lane. The owner, manager, or the person in charge of any property upon which designated fire lanes have been established shall prevent the parking of vehicles or placement of other obstruction in such fire lanes.

902.2.4.7 Gates. Whenever gates are placed across required apparatus access roads, provisions for rapid entry shall be provided.

Electrically operated gates shall be activated automatically using opticom activation system or equivalent.

EXCEPTION: Gates across access roads serving less than 10 dwellings may be opened by an approved key operated electric switch.

All electrically activated gates will have default capabilities to the unlocked position.

The minimum clear width of the gate shall be the same as the required width of the apparatus access road.

Gates locked and maneuvered manually shall be provided with an approved rapid entry system.

Chains across roadways shall be provided with an approved rapid entry system.

Reflective devices shall be installed on all chains across roadways.

902.2.4.8 Alternate Materials and Methods.

The Chief, or his designee, may modify any of the provisions herein where practical difficulties exist. The particulars of a modification shall be granted by the Chief and shall be entered into the record.

902.4 Key Boxes. When access to, or within a new or existing structure, or an area that is unduly difficult because of secured openings, or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed. ~~in an accessible location.~~ The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.

Key boxes shall be mounted within five (5) feet of the right hand side of the main entrance at a height that is not less than 42 inches nor more than 72 inches, or as may otherwise be approved by the Chief.

FIRE-EXTINGUISHING SYSTEMS

1001.2 Definitions.

AArea separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a

building so as to avoid the required automatic fire extinguishing system.

Area separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a building so as to avoid the required automatic fire extinguishing system. A Story@ is defined as a floor level within the surrounding exterior walls, including basements and mezzanines.

1003.1.1 The location of fire department hose connections shall be located within 50 feet of and no closer than five feet of an approved water supply and the connection shall be located on the same side of the fire access roadway as the approved water supply and must be approved by the fire chief.

1003.2.9 Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed in all buildings with more than four units or more than 5,000 square feet of floor area. All congregate residences classed as Group R, Division 1 shall have an automatic fire extinguishing system. In Group R, Division 1 occupancies and congregate residence facilities, automatic fire extinguishing systems may be designed to building code standard 9-3 when those buildings are not more than two stories, or over 15 apartment units, or over 19 hotel units, or over 49 total occupants in a congregate residence and:

1. Listed quick response residential sprinkler heads shall be used in the dwelling units and guest room portions of the building.

1003.2.9.1 Congregate residences which are classed as Group R, Division 3 when the occupant load is more than six and less than eleven may have the automatic fire extinguishing system be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D.

1003.2.9.2 All Group LC Occupancies shall be installed with an automatic sprinkler system when the license is for six or more clients, excluding staff. The automatic fire extinguishing system may be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D when the building is not more than two stories in height or over 5,000 square feet in floor area.

1003.3 Sprinkler System Monitoring and Alarms.

1003.3.1 Where required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. 100 hundred in Group R, Division 3 Occupancies. 2. Twenty of more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by UFC Standard 10-2 or, when approved by the building official with the concurrence of the chief, shall sound an audible signal at a constantly attended location.

1003.5 ALL OCCUPANCIES. An approved automatic fire-extinguishing system shall be installed in all occupancies when the required fire flow per Appendix III-A of the 1997 Uniform Fire Code is 2,000 or more gallons per minute.

1003.5.1 Additions, alterations and repairs. For the purpose of this section any alteration or repair which changes the character of the occupancy or use, and which increases the fire or life safety or structural hazards shall comply with the requirements of this section and:

1. Any additions that increase the floor area of a building shall require that the entire building comply with this chapter; and
2. These determinations shall be made by the building official and the chief.

1003.5.2 Plans. In addition to the requirements in the building and fire codes all plans for automatic fire extinguishing shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal's Office, or as approved by the fire chief.

1003.5.3 Conflict. In case of conflict between the requirements contained in adopted City Ordinance and this section, the requirements of the most restrictive shall govern and prevail.

1003.5.4 Unknown tenants.

For structures with unknown tenants, the minimum sprinkler density shall be 0.39/5,600 square feet.

1003.5.5 Existing buildings.

Existing buildings without an automatic fire sprinkler system shall be required to be provided with an automatic sprinkler system when in the opinion of the chief and the building official, an increase hazard, based on life and fire risk, will result from a proposed project. The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
 - b. There is no change in occupancy; and
 - c. The project complies with all other fire and life safety requirements of adopted codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents; provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

Section 5. That the provisions of Section 15.20.010 of the Lakewood Municipal Code is amended to read as follows:

15.20.010 Adoption of the Uniform Plumbing Code.

The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to re

902.2.4 Obstruction and control of fire apparatus access.

902.2.4.1 General. The required width of a fire apparatus access road shall not be obstructed in any manner including parking of vehicles. Minimum required widths and clearances established under Section 902.2.2.1 shall be maintained at all times.

Entrances to roads, trails, or other access-ways, which have been closed with gates and barriers in accordance with Section 902.2.4.2, shall not be obstructed by parked vehicles.

902.2.4.3 Parking Prohibited.

Except when necessary to avoid conflict and other traffic or in compliance with the direction of a police officer, traffic control sign, signal, or device, no person shall:

Stop, stand, or park a vehicle, whether occupied or not, at any place where official emergency vehicle lane or fire lane signs or markings are posted.

EXCEPTIONS:

1. Momentarily to pick-up or discharge a passenger or passengers; or
2. Delivery vehicle for the purpose of, and while actually engaged in, loading or unloading.

902.2.4.4 Emergency Vehicle Lanes as part of driveways and/or parking areas. The Chief may require that areas specified for use as driveways or private thoroughfares shall not be used for parking.

902.2.4.5 Existing Buildings. When the Chief determines that inaccessibility for the fire apparatus exists around existing buildings or structures, then the Chief may require emergency vehicle lanes to be constructed and maintained.

902.2.4.6 Property Owner Responsibility.

Fire Lane markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a fire lane. The owner, manager, or the person in charge of any property upon which designated fire lanes have been established shall prevent the parking of vehicles or placement of other obstruction in such fire lanes.

902.2.4.7 Gates. Whenever gates are placed across required apparatus access roads, provisions for rapid entry shall be provided.

Electrically operated gates shall be activated automatically using opticom activation system or equivalent.

EXCEPTION: Gates across access roads serving less than 10 dwellings may be opened by an approved key operated electric switch.

All electrically activated gates will have default capabilities to the unlocked position.

The minimum clear width of the gate shall be the same as the required width of the apparatus access road.

Gates locked and maneuvered manually shall be provided with an approved rapid entry system.

Chains across roadways shall be provided with an approved rapid entry system.

Reflective devices shall be installed on all chains across roadways.

902.2.4.8 Alternate Materials and Methods.

The Chief, or his designee, may modify any of the provisions herein where practical difficulties exist. The particulars of a modification shall be granted by the Chief and shall be entered into the record.

902.4 Key Boxes. When access to, or within a new or existing structure, or an area that is unduly difficult because of secured openings, or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed. ~~in an accessible location.~~ The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.

Key boxes shall be mounted within five (5) feet of the right hand side of the main entrance at a height that is not less than 42 inches nor more than 72 inches, or as may otherwise be approved by the Chief.

FIRE-EXTINGUISHING SYSTEMS

1001.2 Definitions.

AArea separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a building so as to avoid the required automatic fire extinguishing system.

Area separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a building so as to avoid the required automatic fire extinguishing system.AStory@ is defined as a floor level within the surrounding exterior walls, including basements and mezzanines.

1003.1.1 The location of fire department hose connections shall be located within 50 feet of and no closer than five feet of an approved water supply and the connection shall be located on the same side of the fire access roadway as the approved water supply and must be approved by the fire chief.

1003.2.9 Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed in all buildings with more than four units or more than 5,000 square feet of floor area. All congregate residences classed as Group R, Division 1 shall have an automatic fire extinguishing system. In Group R, Division 1 occupancies and congregate residence facilities, automatic fire extinguishing systems may be designed to building code standard 9-3 when those buildings are not more than two stories, or over 15 apartment units, or over 19 hotel units, or over 49 total occupants in a congregate residence and:

1. Listed quick response residential sprinkler heads shall be used in the dwelling units and guest room portions of the building.

1003.2.9.1 Congregate residences which are classed as Group R, Division 3 when the occupant load is more than six and less than eleven may have the automatic fire extinguishing system be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D.

1003.2.9.2 All Group LC Occupancies shall be installed with an automatic sprinkler system when the license is for six or more clients, excluding staff. The automatic fire extinguishing system may be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D when the building is not more than two stories in height or over 5,000 square feet in floor area.

1003.3 Sprinkler System Monitoring and Alarms.

1003.3.1 Where required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. 100 hundred in Group R, Division 3 Occupancies.2. Twenty of more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by UFC Standard 10-2 or, when approved by the building official with the concurrence of the chief, shall sound an audible signal at a constantly attended location.

1003.5 ALL OCCUPANCIES. An approved automatic fire-extinguishing system shall be installed in all occupancies when the required fire flow per Appendix III-A of the 1997 Uniform Fire Code is 2,000 or more gallons per minute.

1003.5.1 Additions, alterations and repairs. For the purpose of this section any alteration or repair which changes the character of the occupancy or use, and which increases the fire or life safety or structural hazards shall comply with the requirements of this section and:

1. Any additions that increase the floor area of a building shall require that the entire building comply with this chapter; and
2. These determinations shall be made by the building official and the chief.

1003.5.2 Plans. In addition to the requirements in the building and fire codes all plans for automatic fire extinguishing shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal=s Office, or as approved by the fire chief.

1003.5.3 Conflict. In case of conflict between the requirements contained in adopted City Ordinance and this section, the requirements of the most restrictive shall govern and prevail.

1003.5.4 Unknown tenants.

For structures with unknown tenants, the minimum sprinkler density shall be 0.39/5,600 square feet.

1003.5.5 Existing buildings.

Existing buildings without an automatic fire sprinkler system shall be required to be provided with an automatic sprinkler system when in the opinion of the chief and the building official, an increase hazard, based on life and fire risk, will result from a proposed project. The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
 - b. There is no change in occupancy; and
 - c. The project complies with all other fire and life safety requirements of adopted codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents; provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

Section 5. That the provisions of Section 15.20.010 of the Lakewood Municipal Code is amended to read as follows:

15.20.010 Adoption of the Uniform Plumbing Code.

The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to re1. Listed quick response residential sprinkler heads shall be used in the dwelling units and guest room portions of the building.

1003.2.9.1 Congregate residences which are classed as Group R, Division 3 when the occupant load is more than six and less than eleven may have the automatic fire extinguishing system be designed to meet the requirements of the 1994 National Fire

Protection Association Standard 13D.

1003.2.9.2 All Group LC Occupancies shall be installed with an automatic sprinkler system when the license is for six or more clients, excluding staff. The automatic fire extinguishing system may be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D when the building is not more than two stories in height or over 5,000 square feet in floor area.

1003.3 Sprinkler System Monitoring and Alarms.

1003.3.1 Where required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. 100 hundred in Group R, Division 3 Occupancies. 2. Twenty of more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by UFC Standard 10-2 or, when approved by the building official with the concurrence of the chief, shall sound an audible signal at a constantly attended location.

1003.5 ALL OCCUPANCIES. An approved automatic fire-extinguishing system shall be installed in all occupancies when the required fire flow per Appendix III-A of the 1997 Uniform Fire Code is 2,000 or more gallons per minute.

1003.5.1 Additions, alterations and repairs. For the purpose of this section any alteration or repair which changes the character of the occupancy or use, and which increases the fire or life safety or structural hazards shall comply with the requirements of this section and:

1. Any additions that increase the floor area of a building shall require that the entire building comply with this chapter; and
2. These determinations shall be made by the building official and the chief.

1003.5.2 Plans. In addition to the requirements in the building and fire codes all plans for automatic fire extinguishing shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal's Office, or as approved by the fire chief.

1003.5.3 Conflict. In case of conflict between the requirements contained in adopted City Ordinance and this section, the requirements of the most restrictive shall govern and prevail.

1003.5.4 Unknown tenants.

For structures with unknown tenants, the minimum sprinkler density shall be 0.39/5,600 square feet.

1003.5.5 Existing buildings.

Existing buildings without an automatic fire sprinkler system shall be required to be provided with an automatic sprinkler system when in the opinion of the chief and the building official, an increase hazard, based on life and fire risk, will result from a proposed project. The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
 - b. There is no change in occupancy; and
 - c. The project complies with all other fire and life safety requirements of adopted codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents; provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

Section 5. That the provisions of Section 15.20.010 of the Lakewood Municipal Code is amended to read as follows:

15.20.010 Adoption of the Uniform Plumbing Code.

The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to re

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The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to read as follows:

15.32.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

The ~~1994~~ 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 14, 1995.)

Section 7. That the provisions of Section 15.36.010 of the Lakewood Municipal Code is amended to read as follows:

15.36.010 Adoption of the National Electrical Code.

The ~~1993~~ 1996 Edition of the National Electrical Code, published by the National Fire Protection Association and WAC 296-46 are adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 16, 1995.)

Section 8. That the provisions of Section 15.40.010 of the Lakewood Municipal Code is amended to read as follows:

15.40.010 Uniform Administrative Code.

The ~~1994~~ 1997 Edition of the Uniform Administrative Code as published by the International Conference of Building Officials is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 20, 1995.)

Section 9. That the provisions of Section 15.44.010 of the Lakewood Municipal Code is amended to read as follows:

15.44.010 Uniform Housing Code.

The ~~1994~~ 1997 Edition of the Uniform Housing Code as published by the International Conference of Building Officials is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 22, 1995.)

Section 10. That the provisions of Section 15.48.010 of the Lakewood Municipal Code is amended to read as follows:

15.48.010 Uniform Swimming Pool, Spa and Hot Tub Code.

The ~~1994~~ 1997 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code, as published by the International Conference of Building Officials, the Western Fire Chiefs Association and the International Association of Plumbing and Mechanical Officials is adopted. (Ord. 29 ' 24, 1995.)

Section 11. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 12. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law.

ADOPTED by the City Council this 15th day of June, 1998.

CITY OF LAKEWOOD

Attest:

Bill Harrison, Mayor

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

, 15.44.010 and 15.48.010 of the Lakewood Municipal Code relating to adoption of Uniform Building, Construction and Fire Codes, and creating a new Section 15.16.040 of the Lakewood Municipal Code relating to additional provisions to the City=s Fire Code

WHEREAS, pursuant to the provisions of Chapter 19.27 of the Revised Code of Washington, cities in the State of Washington are responsible for enforcement of the Uniform Building Codes and other uniform construction codes as adopted by state statute; and,

WHEREAS, state statute provides that cities may amend the state building code with certain limitations, and further provides that if no amendments are adopted by the legislative body of cities, the state building code shall be in force and effect; and,

WHEREAS, in keeping with the responsibility imposed by state law, it is appropriate for the City Council to update the version of the state building code as the building and construction codes as later versions are promulgated by the International Conference of Building Officials, and approved by the State Building Council and/or other appropriate bodies.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. That the provisions of Section 15.08.010 of the Lakewood Municipal Code is amended to read as follows:

5.08.010 Adoption of Uniform Building Code and Uniform Building Code Standards.

The ~~1994~~ 1997 Edition of the Uniform Building Code and the Uniform Building Code Standards, published by the International Conference of Building Officials and as adopted as a part of the state building code are adopted by reference and incorporated herein as if fully set forth, including appendix Chapter 3, Divisions 1, 2 & 4; ~~Chapter 4, Division 3; Chapter 9;~~ Chapter 12, Division 2; Chapter 15; Chapter 18; ~~Chapter 19;~~ Chapter 21; Chapter 23; Chapter 31, Divisions 1, 2 & 3; Chapter 33; and Chapter 34. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 2, 1995.)

Section 2. That the provisions of Section 15.12.010 of the Lakewood Municipal Code is amended to read as follows:

15.12.010 Adoption of Uniform Mechanical Code.

The ~~1994~~ 1997 Edition of the Uniform Mechanical Code, including Chapter ~~22~~13, Fuel Gas Piping, ~~Appendix B,~~ published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 4, 1995.)

Section 3. That the provisions of Section 15.16.010 of the Lakewood Municipal Code is amended to read as follows:

15.16.010 Adoption of Uniform Fire Code and Fire Code Standards.

The ~~1994~~ 1997 Edition of the Uniform Fire Code and the Uniform Fire Code Standards, published by the Western Fire Chief= Association and as adopted as a part of the state uniform codes, as modified by WAC Chapter 51-44 and 51-45, with Appendices Division I Appendix I-A, I-C, Division II Appendix II-A, II-B, II-C, II-D, II-E, II-F, II-G, II-H, II-I, II-J, Division III Appendix III-A, III-B, III-C, Division IV Appendix IV-A, IV-B, Division V Appendix V-A, Division VI Appendix VI-A, VI-B, VI-C, VI-D, VI-E, VI-F, VI-G, VI-H, and VI-I thereto, published by the International Fire Code Institute, except as provided in Section 15.16.040, are adopted by reference and incorporated herein as if fully set forth: Provided that notwithstanding any wording in the code, participants in religious ceremonies or functions approved by the Fire Marshal shall not be precluded from carrying hand-held candles. (~~Ord. 81~~as modified by WAC Chapter 51-44 and 51-45, with Appendices Division I Appendix I-A, I-C, Division II Appendix II-A, II-B, II-C, II-D, II-E, II-F, II-G, II-H, II-I, II-J, Division III Appendix III-A, III-B, III-C, Division IV Appendix IV-A, IV-B, Division V Appendix V-A, Division VI Appendix VI-A, VI-B, VI-C, VI-D, VI-E, VI-F, VI-G, VI-H, and VI-I thereto, published by the International Fire Code Institute, except as provided in Section 15.16.040, are adopted by reference and incorporated herein as if fully set forth: Provided that notwithstanding any wording in the code, participants in religious ceremonies or functions approved by the Fire Marshal shall not be precluded from carrying hand-held candles. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 6, 1995.

Section 4. That a new Section 15.16.040 of the Lakewood Municipal Code, relating to additional provision to the Fire Code, is created to read as follows:

15.16.040 Additional provision to the Fire Code.

In addition to the provisions of the Uniform Fire Code adopted pursuant to Chapter 15.16 of the City Code, the following provisions (with added parts shown by underlining, and deleted parts shown by strike-out) shall be a part of the City=s Fire Code:

A. PERMITS AND FEES-UFC SECTION 105.3 AMENDED.

Section 105.3 of the Uniform Fire Code, 1997 Edition, is hereby deleted and replaced with the following: Section 105.3(a) Permit Applications. All applications for a permit required by this Code shall be made to Pierce County Fire Protection District 2 in such form and detail as it shall prescribe. Applications for permits shall be accompanied by such plans as required by the Chief.

Section 105.3(b) Permit Fees. The Fire District shall collect fees for permits, plan review, and inspection services as prescribed in the City's fee schedule.

B. DEFINITIONS-UFC SECTION 207 AMENDED.

Article 2 and Section 202 of the Uniform Fire Code, 1997 Edition, is hereby amended by adding to the stated sections the following entitled "s fee schedule.

B. DEFINITIONS-UFC SECTION 207 AMENDED.

Article 2 and Section 202 of the Uniform Fire Code, 1997 Edition, is hereby amended by adding to the stated sections the following entitled "Definitions" to read as follows:

1. CHIEF. Is the Fire Chief of Pierce County Fire Protection District 2.2

CHIEF. Is the Fire Chief of Pierce County Fire Protection District 2.2 CHIEF OF THE BUREAU OF FIRE PREVENTION. Is the head of the Prevention Division of Pierce County Fire District 2 and/or Fire Marshal.

3. FIXED FIRE PROTECTION SYSTEM. All automatic or manual sprinkler systems, standpipe systems, fire alarm systems, fire detection and/or warning systems, fire and/or explosion suppressions systems, fire alarm signaling systems or other equipment or devices that are intended to detect, control or extinguish a fire or explosion that are built-in or affixed to the premises they protect.

FIXED FIRE PROTECTION SYSTEM. All automatic or manual sprinkler systems, standpipe systems, fire alarm systems, fire detection and/or warning systems, fire and/or explosion suppressions systems, fire alarm signaling systems or other equipment or devices that are intended to detect, control or extinguish a fire or explosion that are built-in or affixed to the premises they protect.

C. FIRE DEPARTMENT ACCESS AND WATER SUPPLY.

Article 9 of the Uniform Fire Code, 1997 Edition, is hereby amended with the following additions:

901.2.2 Plans

901.2.2.1 Fire apparatus access. Plans for fire apparatus access roads shall be submitted to the chief for review and approval prior to construction.

901.4 Required Marking of Fire Apparatus Access Roads, Addresses, Fire-protection equipment and Fire Hydrants.

901.4.2 Fire apparatus access roads. When required by the chief, approved signs or other approved notices shall be provided and maintained for fire apparatus roads to identify such roads and prohibit the obstruction thereof or both.

901.4.3 Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. A minimum unobstructed distance of 15 feet on both sides of a fire hydrant along the access roadway shall be maintained. See Section 901.7 for Fire Lane Marking.

When required by the chief, hydrant locations shall be identified by the installation of reflective markers.

See also Section 1001.7

901.4.4 Premises identification. Approved numbers or address shall be placed on all new and existing buildings and private driveways or roadways leading to buildings in such a position as to be plainly visible and legible from the public street or road

fronting the property. Numbers shall contrast with their background and be of sufficient size to be seen by emergency responders from the public street where a private driveway or building access is located.

Street signs shall conform to city engineering standards and be provided at all public and private roads as designated by the chief.

Premises identification Sizing:

1. Residential, Commercial, or Small BusinessAmount of Setback Number/Letter Size

- 50 Feet or Less.....6 inches
- 51 Feet to 100 Feet.....12 inches
- 100 Feet or More.....18 inches

—
Individual Apartment Units.....4 inches

2. Large Commercial or Industrial ComplexesAmount of Setback Number/Letter Size

- 50 Feet or Less.....12 inches
- 51 to 100 Feet.....18 inches
- 100 Feet or More.....24 inches

3. When required by the chief, premises identification shall also be placed on the rear access to a structure or unit.

901.7 Fire Lane Marking.

1. When required by the chief, premises identification shall also be placed on the rear access to a structure or unit.

901.7 Fire Lane Marking.

1. When, in the opinion of the chief, it is probable that the width of an access road may be diminished or access to Fire-Protection equipment or fire hydrants may be obstructed, the chief may require the marking of fire lanes to include signs posted at appropriate locations.

2. Marking of access roads shall be painted with international red colored paint. 3.

Marking of access roads shall be painted with international red colored paint. 3. Fire Lanes shall be identified by a 8 inch wide line and block letters 4 inches high painted in the lane, at 30 feet, or such other intervals which the Chief determines to be reasonable, stating AEmergency Vehicles Only-No Parking@. Signs shall be posted on or immediately next to the curb line, or on the building. Signs shall be 12@ x 18@ and shall have letters and background of contrasting colors, readily legible from at least a 50 foot distance. Signs shall be posted at a minimum no further than 50 feet apart, unless a greater distance is deemed reasonable by the Chief, nor shall they be more than 4 feet from the ground unless a greater height is determined necessary by the Chief,AEmergency Vehicles Only-No Parking@. Signs shall be posted on or immediately next to the curb line, or on the building. Signs shall be 12@ x 18@ and shall have letters and background of contrasting colors, readily legible from at least a 50 foot distance. Signs shall be posted at a minimum no further than 50 feet apart, unless a greater distance is deemed reasonable by the Chief, nor shall they be more than 4 feet from the ground unless a greater height is determined necessary by the Chief.

902.2 Fire Apparatus Access Roads.

902.2.1 Required access. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also Section 902.3 for personnel access to buildings.

EXCEPTIONS:

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Section 902.2.1

and 902.2.2 may be modified by the Chief.

2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the Chief is authorized to require additional fire protection as specified in Section 1001.9.

3. When there are not more than two Group R, Division 3, or U Occupancies, the requirements of Section 902.2.1 and 902.2.2 may be modified by the Chief.

More than one fire apparatus road shall be provided when it is determined by the Chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high-piled combustible storage, see Section 8102.6.1.

For required access during construction, alteration or demolition of a building, see Section 8704.2.

902.2.2 Specifications.

902.2.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. If parking of automobiles is allowed on the access road, then the road widths shall not be less than 28 feet for parking on one side and 36 feet for parking on both sides of the access road.

EXCEPTIONS:

1. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved by the Chief.

2. Access roads serving no more than two single family dwellings or one duplex, the width may be reduced to 15 feet. Where the access road turns, a wider width shall be provided to account for the turning radius of the fire apparatus.

Required access roadways shall be 30 feet in width within 20 feet of any fire hydrant along the access roadway and within the immediate vicinity of any structure over 35 feet in height. When access roadways are provided for structures that are in excess of 35 feet in height, the roadway shall be located no closer to the structure than 15 feet and no further than 25 feet from the structure.

Vertical clearances or widths shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

902.2.2.2 Surface.

Fire apparatus access roads shall be either asphalt or reinforced concrete, 2 inches thick minimum, or other material approved by the plan review. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.

902.2.2.3 Turning radius.

The inside turning radius for the apparatus accessing a required apparatus access road shall not be less than 28'. The outside radius for the apparatus accessing a required apparatus access road shall not be less than 45'.

902.2.2.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

902.2.2.5 Bridges.

When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards. See Article 90, Standard a.1.1. The bridge 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 when required by the Chief.

902.2.2.6 Grade. The gradient for a fire apparatus access road shall not exceed 15%.

EXCEPTION: When buildings are completely protected with an approved automatic fire sprinkler system and the system is not required by any other provisions, the chief may allow a gradient up to a maximum 18%.

902.2.3 Marking. See Section 901.4

902.2.4 Obstruction and control of fire apparatus access.

902.2.4.1 General. The required width of a fire apparatus access road shall not be obstructed in any manner including parking of vehicles. Minimum required widths and clearances established under Section 902.2.2.1 shall be maintained at all times.

Entrances to roads, trails, or other access-ways, which have been closed with gates and barriers in accordance with Section 902.2.4.2, shall not be obstructed by parked vehicles.

902.2.4.3 Parking Prohibited.

Except when necessary to avoid conflict and other traffic or in compliance with the direction of a police officer, traffic control sign, signal, or device, no person shall:

Stop, stand, or park a vehicle, whether occupied or not, at any place where official emergency vehicle lane or fire lane signs or markings are posted.

EXCEPTIONS:

1. Momentarily to pick-up or discharge a passenger or passengers; or
2. Delivery vehicle for the purpose of, and while actually engaged in, loading or unloading.

902.2.4.4 Emergency Vehicle Lanes as part of driveways and/or parking areas. The Chief may require that areas specified for use as driveways or private thoroughfares shall not be used for parking.

902.2.4.5 Existing Buildings. When the Chief determines that inaccessibility for the fire apparatus exists around existing buildings or structures, then the Chief may require emergency vehicle lanes to be constructed and maintained.

902.2.4.6 Property Owner Responsibility.

Fire Lane markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a fire lane. The owner, manager, or the person in charge of any property upon which designated fire lanes have been established shall prevent the parking of vehicles or placement of other obstruction in such fire lanes.

902.2.4.7 Gates. Whenever gates are placed across required apparatus access roads, provisions for rapid entry shall be provided.

Electrically operated gates shall be activated automatically using opticom activation system or equivalent.

EXCEPTION: Gates across access roads serving less than 10 dwellings may be opened by an approved key operated electric switch.

All electrically activated gates will have default capabilities to the unlocked position.

The minimum clear width of the gate shall be the same as the required width of the apparatus access road.

Gates locked and maneuvered manually shall be provided with an approved rapid entry system.

Chains across roadways shall be provided with an approved rapid entry system.

Reflective devices shall be installed on all chains across roadways.

902.2.4.8 Alternate Materials and Methods.

The Chief, or his designee, may modify any of the provisions herein where practical difficulties exist. The particulars of a modification shall be granted by the Chief and shall be entered into the record.

902.4 Key Boxes. When access to, or within a new or existing structure, or an area that is unduly difficult because of secured openings, or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed. ~~in an accessible location.~~ The key box shall be of an approved type and shall contain keys to gain

necessary access as required by the chief.

Key boxes shall be mounted within five (5) feet of the right hand side of the main entrance at a height that is not less than 42 inches nor more than 72 inches, or as may otherwise be approved by the Chief.

FIRE-EXTINGUISHING SYSTEMS

1001.2 Definitions.

Area separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a building so as to avoid the required automatic fire extinguishing system.

Area separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a building so as to avoid the required automatic fire extinguishing system. A Story@ is defined as a floor level within the surrounding exterior walls, including basements and mezzanines.

1003.1.1 The location of fire department hose connections shall be located within 50 feet of and no closer than five feet of an approved water supply and the connection shall be located on the same side of the fire access roadway as the approved water supply and must be approved by the fire chief.

1003.2.9 Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed in all buildings with more than four units or more than 5,000 square feet of floor area. All congregate residences classed as Group R, Division 1 shall have an automatic fire extinguishing system. In Group R, Division 1 occupancies and congregate residence facilities, automatic fire extinguishing systems may be designed to building code standard 9-3 when those buildings are not more than two stories, or over 15 apartment units, or over 19 hotel units, or over 49 total occupants in a congregate residence and:

1. Listed quick response residential sprinkler heads shall be used in the dwelling units and guest room portions of the building.

1003.2.9.1 Congregate residences which are classed as Group R, Division 3 when the occupant load is more than six and less than eleven may have the automatic fire extinguishing system be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D.

1003.2.9.2 All Group LC Occupancies shall be installed with an automatic sprinkler system when the license is for six or more clients, excluding staff. The automatic fire extinguishing system may be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D when the building is not more than two stories in height or over 5,000 square feet in floor area.

1003.3 Sprinkler System Monitoring and Alarms.

1003.3.1 Where required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. 100 hundred in Group R, Division 3 Occupancies. 2. Twenty of more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by UFC Standard 10-2 or, when approved by the building official with the concurrence of the chief, shall sound an audible signal at a constantly attended location.

1003.5 ALL OCCUPANCIES. An approved automatic fire-extinguishing system shall be installed in all occupancies when the required fire flow per Appendix III-A of the 1997 Uniform Fire Code is 2,000 or more gallons per minute.

1003.5.1 Additions, alterations and repairs. For the purpose of this section any alteration or repair which changes the character of the occupancy or use, and which increases the fire or life safety or structural hazards shall comply with the requirements of this section and:

1. Any additions that increase the floor area of a building shall require that the entire building comply with this chapter; and
2. These determinations shall be made by the building official and the chief.

1003.5.2 Plans. In addition to the requirements in the building and fire codes all plans for automatic fire extinguishing shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal's Office, or as approved by the fire chief.

1003.5.3 Conflict. In case of conflict between the requirements contained in adopted City Ordinance and this section, the requirements of the most restrictive shall govern and prevail.

1003.5.4 Unknown tenants.

For structures with unknown tenants, the minimum sprinkler density shall be 0.39/5,600 square feet.

1003.5.5 Existing buildings.

Existing buildings without an automatic fire sprinkler system shall be required to be provided with an automatic sprinkler system when in the opinion of the chief and the building official, an increase hazard, based on life and fire risk, will result from a proposed project. The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
 - b. There is no change in occupancy; and
 - c. The project complies with all other fire and life safety requirements of adopted codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents; provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

Section 5. That the provisions of Section 15.20.010 of the Lakewood Municipal Code is amended to read as follows:

15.20.010 Adoption of the Uniform Plumbing Code.

The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to re

902.2.4 Obstruction and control of fire apparatus access.

902.2.4.1 General. The required width of a fire apparatus access road shall not be obstructed in any manner including parking of vehicles. Minimum required widths and clearances established under Section 902.2.2.1 shall be maintained at all times.

Entrances to roads, trails, or other access-ways, which have been closed with gates and barriers in accordance with Section 902.2.4.2, shall not be obstructed by parked vehicles.

902.2.4.3 Parking Prohibited.

Except when necessary to avoid conflict and other traffic or in compliance with the direction of a police officer, traffic control sign, signal, or device, no person shall:

Stop, stand, or park a vehicle, whether occupied or not, at any place where official emergency vehicle lane or fire lane signs or markings are posted.

EXCEPTIONS:

1. Momentarily to pick-up or discharge a passenger or passengers; or
2. Delivery vehicle for the purpose of, and while actually engaged in, loading or unloading.

902.2.4.4 Emergency Vehicle Lanes as part of driveways and/or parking areas. The Chief may require that areas specified for use as driveways or private thoroughfares shall not be used for parking.

902.2.4.5 Existing Buildings. When the Chief determines that inaccessibility for the fire apparatus exists around existing buildings or structures, then the Chief may require emergency vehicle lanes to be constructed and maintained.

902.2.4.6 Property Owner Responsibility.

Fire Lane markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a fire lane. The owner, manager, or the person in charge of any property upon which designated fire lanes have been established shall prevent the parking of vehicles or placement of other obstruction in such fire lanes.

902.2.4.7 Gates. Whenever gates are placed across required apparatus access roads, provisions for rapid entry shall be provided.

Electrically operated gates shall be activated automatically using opticom activation system or equivalent.

EXCEPTION: Gates across access roads serving less than 10 dwellings may be opened by an approved key operated electric switch.

All electrically activated gates will have default capabilities to the unlocked position.

The minimum clear width of the gate shall be the same as the required width of the apparatus access road.

Gates locked and maneuvered manually shall be provided with an approved rapid entry system.

Chains across roadways shall be provided with an approved rapid entry system.

Reflective devices shall be installed on all chains across roadways.

902.2.4.8 Alternate Materials and Methods.

The Chief, or his designee, may modify any of the provisions herein where practical difficulties exist. The particulars of a modification shall be granted by the Chief and shall be entered into the record.

902.4 Key Boxes. When access to, or within a new or existing structure, or an area that is unduly difficult because of secured openings, or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed. ~~in an accessible location.~~ The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.

Key boxes shall be mounted within five (5) feet of the right hand side of the main entrance at a height that is not less than 42 inches nor more than 72 inches, or as may otherwise be approved by the Chief.

FIRE-EXTINGUISHING SYSTEMS

1001.2 Definitions.

Area separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a building so as to avoid the required automatic fire extinguishing system.

Area separation Wall@ as described in Section 504.6 of the Uniform Building Code shall not be considered to separate a building so as to avoid the required automatic fire extinguishing system. AStory@ is defined as a floor level within the surrounding exterior walls, including basements and mezzanines.

1003.1.1 The location of fire department hose connections shall be located within 50 feet of and no closer than five feet of an approved water supply and the connection shall be located on the same side of the fire access roadway as the approved water supply and must be approved by the fire chief.

1003.2.9 Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed in all buildings with more than four units or more than 5,000 square feet of floor area. All congregate residences classed as Group R, Division 1 shall have an automatic fire extinguishing system. In Group R, Division 1 occupancies and congregate residence facilities, automatic fire extinguishing systems may be designed to building code standard 9-3 when those buildings are not more than two stories, or over 15 apartment units, or over 19 hotel units, or over 49 total occupants in a congregate residence and:

1. Listed quick response residential sprinkler heads shall be used in the dwelling units and guest room portions of the building.

1003.2.9.1 Congregate residences which are classed as Group R, Division 3 when the occupant load is more than six and less than eleven may have the automatic fire extinguishing system be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D.

1003.2.9.2 All Group LC Occupancies shall be installed with an automatic sprinkler system when the license is for six or more clients, excluding staff. The automatic fire extinguishing system may be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D when the building is not more than two stories in height or over 5,000 square feet in floor area.

1003.3 Sprinkler System Monitoring and Alarms.

1003.3.1 Where required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. 100 hundred in Group R, Division 3 Occupancies.
2. Twenty of more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by UFC Standard 10-2 or, when approved by the building official with the concurrence of the chief, shall sound an audible signal at a constantly attended location.

1003.5 ALL OCCUPANCIES. An approved automatic fire-extinguishing system shall be installed in all occupancies when the required fire flow per Appendix III-A of the 1997 Uniform Fire Code is 2,000 or more gallons per minute.

1003.5.1 Additions, alterations and repairs. For the purpose of this section any alteration or repair which changes the character of the occupancy or use, and which increases the fire or life safety or structural hazards shall comply with the requirements of this section and:

1. Any additions that increase the floor area of a building shall require that the entire building comply with this chapter; and
2. These determinations shall be made by the building official and the chief.

1003.5.2 Plans. In addition to the requirements in the building and fire codes all plans for automatic fire extinguishing shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal=s Office, or as approved by the fire chief.

1003.5.3 Conflict. In case of conflict between the requirements contained in adopted City Ordinance and this section, the requirements of the most restrictive shall govern and prevail.

1003.5.4 Unknown tenants.

For structures with unknown tenants, the minimum sprinkler density shall be 0.39/5,600 square feet.

1003.5.5 Existing buildings.

Existing buildings without an automatic fire sprinkler system shall be required to be provided with an automatic sprinkler system when in the opinion of the chief and the building official, an increase hazard, based on life and fire risk, will result from a proposed project. The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
 - b. There is no change in occupancy; and
 - c. The project complies with all other fire and life safety requirements of adopted codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents; provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

Section 5. That the provisions of Section 15.20.010 of the Lakewood Municipal Code is amended to read as follows:

15.20.010 Adoption of the Uniform Plumbing Code.

The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1

(part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to re1. Listed quick response residential sprinkler heads shall be used in the dwelling units and guest room portions of the building.

1003.2.9.1 Congregate residences which are classed as Group R, Division 3 when the occupant load is more than six and less than eleven may have the automatic fire extinguishing system be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D.

1003.2.9.2 All Group LC Occupancies shall be installed with an automatic sprinkler system when the license is for six or more clients, excluding staff. The automatic fire extinguishing system may be designed to meet the requirements of the 1994 National Fire Protection Association Standard 13D when the building is not more than two stories in height or over 5,000 square feet in floor area.

1003.3 Sprinkler System Monitoring and Alarms.

1003.3.1 Where required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. 100 hundred in Group R, Division 3 Occupancies.2. Twenty of more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by UFC Standard 10-2 or, when approved by the building official with the concurrence of the chief, shall sound an audible signal at a constantly attended location.

1003.5 ALL OCCUPANCIES. An approved automatic fire-extinguishing system shall be installed in all occupancies when the required fire flow per Appendix III-A of the 1997 Uniform Fire Code is 2,000 or more gallons per minute.

1003.5.1 Additions, alterations and repairs. For the purpose of this section any alteration or repair which changes the character of the occupancy or use, and which increases the fire or life safety or structural hazards shall comply with the requirements of this section and:

1. Any additions that increase the floor area of a building shall require that the entire building comply with this chapter; and
2. These determinations shall be made by the building official and the chief.

1003.5.2 Plans. In addition to the requirements in the building and fire codes all plans for automatic fire extinguishing shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal's Office, or as approved by the fire chief.

1003.5.3 Conflict. In case of conflict between the requirements contained in adopted City Ordinance and this section, the requirements of the most restrictive shall govern and prevail.

1003.5.4 Unknown tenants.

For structures with unknown tenants, the minimum sprinkler density shall be 0.39/5,600 square feet.

1003.5.5 Existing buildings.

Existing buildings without an automatic fire sprinkler system shall be required to be provided with an automatic sprinkler system when in the opinion of the chief and the building official, an increase hazard, based on life and fire risk, will result from a proposed project. The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
 - b. There is no change in occupancy; and
 - c. The project complies with all other fire and life safety requirements of adopted codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents; provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

Section 5. That the provisions of Section 15.20.010 of the Lakewood Municipal Code is amended to read as follows:

15.20.010 Adoption of the Uniform Plumbing Code.

The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to re

Section 5. That the provisions of Section 15.20.010 of the Lakewood Municipal Code is amended to read as follows:

15.20.010 Adoption of the Uniform Plumbing Code.

The ~~1994~~ 1997 Edition of the Uniform Plumbing Code, published by the International Conference of Building Officials and as adopted as a part of the state building code is adopted by reference and incorporated herein as if fully set forth. (Ord. 81 ' 1 (part) 1996; Ord. 29 ' 8, 1995.)

Section 6. That the provisions of Section 15.32.010 of the Lakewood Municipal Code is amended to read as follows:

15.32.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

The ~~1994~~ 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 14, 1995.)

Section 7. That the provisions of Section 15.36.010 of the Lakewood Municipal Code is amended to read as follows:

15.36.010 Adoption of the National Electrical Code.

The ~~1993~~ 1996 Edition of the National Electrical Code, published by the National Fire Protection Association and WAC 296-46 are adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 16, 1995.)

Section 8. That the provisions of Section 15.40.010 of the Lakewood Municipal Code is amended to read as follows:

15.40.010 Uniform Administrative Code.

The ~~1994~~ 1997 Edition of the Uniform Administrative Code as published by the International Conference of Building Officials is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 20, 1995.)

Section 9. That the provisions of Section 15.44.010 of the Lakewood Municipal Code is amended to read as follows:

15.44.010 Uniform Housing Code.

The ~~1994~~ 1997 Edition of the Uniform Housing Code as published by the International Conference of Building Officials is adopted by reference and incorporated herein as if fully set forth. (Ord. 29 ' 22, 1995.)

Section 10. That the provisions of Section 15.48.010 of the Lakewood Municipal Code is amended to read as follows:

15.48.010 Uniform Swimming Pool, Spa and Hot Tub Code.

The ~~1994~~ 1997 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code, as published by the International Conference of Building Officials, the Western Fire Chiefs Association and the International Association of Plumbing and Mechanical Officials is adopted. (Ord. 29 ' 24, 1995.)

Section 11. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 12. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law.

ADOPTED by the City Council this 15th day of June, 1998.

CITY OF LAKEWOOD

Attest:

_____ Bill Harrison, Mayor

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

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