

# Ordinance No. 00285

[Council Meeting Minutes of Oct 21 2002](#)

## ORDINANCE NO. 285

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to alternate methods of design and construction of buildings; and amending the Lakewood Municipal Code by adding thereto a new chapter, to be known and designed as Chapter 15.54, "Five Story Wood Frame Buildings."

WHEREAS, the City Council finds that it is the City's desire to provide additional tools to build economically viable mixed-use and multi-family buildings; and,

WHEREAS, the City has reviewed various methods of providing high-density uses which involve among other things, outreach to other communities including the cities of Seattle, Tacoma, Olympia and Everett, Washington, and the cities of Portland and Beaverton, Oregon; and,

WHEREAS, the City Council finds the Uniform Building Code allows for the approval of alternate material, methods of design, and methods of construction; and,

WHEREAS, the City solicited input from local technical professionals who recommended adoption of alternate methods and materials to allow an additional story of wood frame construction for mixed-use, commercial and multi-family buildings, provided specific design and inspection standards are met; and,

WHEREAS, the City Council finds that providing this alternate method of construction should provide an incentive for the construction of economically viable mixed-use and residential occupancies within the downtown consistent with the City's Comprehensive Plan land use element policies which provide for high density uses in the downtown as well as a variety of other areas.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DOES ORDAIN as follows:

Section 1. That Title 15 of the Lakewood Municipal Code is hereby amended by the addition of a new chapter thereto, to be known and designated as Chapter 15.54, reading as follows:

### Chapter 15.54

#### Five Story Wood Frame Buildings

(Five Story Wood Frame Buildings)

15.54.010 Purpose-General.

15.54.020 Construction.

15.54.030 Occupancy.

15.54.040 Stair Enclosures.

15.54.050 Fire Detection and Protection.

15.54.060 Height.

15.54.070 Basic Allowable Floor Area.

15.54.080 Fire Fighting Access.

15.54.090 Permit Application.

15.54.100 Construction.

#### 15.54.110 Maintenance of Fire Protection Systems.

##### 15.54.010 -Purpose-General.

It is the purpose of this section to authorize the alternate design and construction of five-story wood framed buildings. Based upon recommendations of technical professionals, pursuant to Section 104.2.8 of the 1997 Edition of The Uniform Building Code as presently constituted or as may be subsequently amended, as adopted as part of the Lakewood Municipal Code (Title 15), the Building Official approves as an alternate design and method of construction five-story wood framed provided: (1) the proposed design is satisfactory and complies with the provisions of the Uniform Building Code (UBC) and the material, method and work offered is, for the purpose intended, at least the equivalent of that prescribed in the Uniform Building Code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation; and (2) sufficient evidence or proof has been submitted to substantiate the alternate design and construction.

##### 15.54.020 - Construction.

Five-story wood framed buildings shall be constructed such that the lowest Type V story shall be constructed as detailed below, and the upper four stories constructed of at least Type V 1-hour construction. Where Type V, five-story wood framed buildings are constructed over Type 1 construction, the Type V construction shall be separated as required in UBC section

311.2.2.1, 1997 Edition, as presently constituted or as may be subsequently amended.

Construction Types. Type I and Type V 1-hour shall be as specified in the Uniform Building Code. Type V 1-hour construction where all structural frame and load bearing elements consist of approved two-hour fire-resistive construction shall comprise the first story of wood framed construction.

##### 15.54.030 - Occupancy.

Occupancy of five-story wood frame buildings shall be as allowed in Table 5-B, UBC, 1997 Edition as presently constituted or as may be subsequently amended, except B, M, and R-1 occupancies shall be allowed on any floor.

Occupancies shall be as defined in the 1997 Edition of the Uniform Building Code.

##### 15.54.040 - Stair Enclosures.

Where buildings are designed and constructed pursuant to this section, all stair enclosures shall be of two-hour construction having 1 1/2-hour opening protection.

The maximum travel distance between interior stairwells shall not exceed 125 feet from the centerline of the door to the stairwell.

All buildings constructed in accordance with this Section shall be provided a minimum of one elevator with a car which complies with Section 3003.5 of the Uniform Building Code.

##### 15.54.050 - Fire Detection and Protection.

Buildings designed and constructed pursuant to this section shall be protected throughout by an automatic fire sprinkler system complying with UBC Standard 9-1 (NFPA 13) as contained in the 1997 Uniform Building Code and further modified in the State Building Code. The automatic fire sprinkler system shall not substitute for 1-hour construction nor shall automatic fire sprinklers be used to increase the number of stories.

A class I standpipe system as required by UBC section 904.5 and UBC Standard 9-2, as presently constituted or as may be subsequently amended, shall be installed.

An approved monitored manual and automatic fire detection system shall be installed throughout the building and provide alarm, trouble and supervisory monitoring of the automatic fire sprinkler system.

#### 15.54.060 - Height.

The maximum building height in feet shall not exceed the limits set forth in Table 5-B for the least type of construction except as follows:

A. Maximum building height shall not exceed 75 feet from adjacent grade.

B. There shall be no combustible floor levels over 65 feet in height.

C. Combustible construction shall be limited to 65 feet in height over either adjacent grade or 3 hour occupancy.

#### 15.54.070 - Basic Allowable Floor Area.

The basic allowable area of floors of five-story wood frame buildings shall be as allowed in Table 5-B and sections 504 - 505, UBC, 1997 Edition, as presently constituted or as may be subsequently amended. For the purpose of this article only, the total allowable area as calculated subject to the above referenced table and sections, may be increased by twenty-five percent (25%).

#### 15.54.080 - Fire Fighting Access.

Access to the building for fire fighting and related purposes shall be provided as follows:

A. Subject to the approval of the City and the Lakewood Fire District, a minimum of two of the exterior facades of the building shall be accessible by a ladder truck, according to the following standards:

1. The design shall minimize the number of apparatus set up points and shall maximize the number of apartments within the ladder reach;

2. For each accessible facade of the building, one apparatus set up point shall be provided for each 200 feet of building facade, or fraction thereof;

3. At least fifty (50) percent of all living units which have windows on the exterior facades of the building must be within ladder reach of apparatus located at approved set points. Living units which only have windows on exterior courtyards are not included in this determination;

4. Set up points shall be on an access road which may be either a public street or an area of the property set aside for access road purposes. The access road shall be paved and support the weight of the apparatus. The access road shall comply with Lakewood Fire District standards and shall be of sufficient width to provide access to, and around apparatus set up points;

5. Each accessible building facade shall be within 21 feet of the closest edge or curb of the access road;

6. Any trees planted between the edge of an access road and an accessible building facade shall be subject to the approval of the Lakewood Fire District; and

7. The location of overhead wires along accessible building facades shall be subject to the approval of the Lakewood Fire District.

B. Interior courtyards shall be not less than 30 feet in any interior dimension.

C. Unless the roof has a slope greater than 4 vertical in 12 horizontal, all stairways shall extend to the roof surface.

D. Each stairway shall include a Class I or III standpipe.

#### 15.54.090 - Permit Application.

Permit applications submitted pursuant to this chapter shall include the plans and specifications as specified by the Community Development Department and the Lakewood Fire District. Prior to application, the applicant shall have a pre-application design conference with both agencies.

#### 15.54.100 - Construction and Inspection.

The following shall be required for buildings designed and constructed pursuant to this section:

A. Structural Observation: Structural observation provided by the engineer or architect of record.

B. Either a Focused Inspection or a Special Inspection as follows.

1. Focused Inspection: Inspection provided by the inspection staff of the Lakewood Fire District which enhances attention on the key elements of the lateral force resisting systems of the building, including, but not limited to, the following:

a. The grade of structural wood panels used in the vertical and horizontal diaphragms;

b. The nail size and pattern of the diaphragms;

c. The location and length of all shear walls;

d. The hold down installations at all shear wall locations;

e. The diaphragm chord, drag strut and related details;

f. The base plate bolting; and

g. The blocking to top plate nailing.

2. Special Inspection: Special inspection which focuses on the lateral force resisting systems, including, but not limited to, shear walls the items listed in B.1. above, provided by a special inspector employed by the owner, or the engineer or architect of record acting as the owner's agent.

15.54.110 - Maintenance of Fire Protection Systems.

The owners of buildings constructed and approved under this regulation shall be responsible for assuring the fire and life-safety systems required by the Uniform Building Code are maintained in an operable condition at all times. Unless otherwise required by the Fire Marshal, testers approved by the jurisdiction having authority shall conduct yearly testing of such systems. A written record shall be maintained and shall be forwarded to the Fire Marshal and be available to the inspection authority.

Section 2. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Third Party Liability. It is expressly the purpose of this ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this ordinance.

It is the specific intent of this ordinance that no provisions or any term used in this ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees, for whom the implementation and enforcement of this ordinance shall be discretionary and not mandatory.

Nothing contained in this ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this ordinance by its officers, employees or agents.

Section 4. Effective Date. This ordinance shall be in full force five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 21st day of October, 2002.

CITY OF LAKEWOOD

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Bill Harrison, Mayor

Attest:

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Heidi Ann Wachter, City Attorney

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