

## ORDINANCE NO. 1186

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO BUILDINGS AND CONSTRUCTION; ADOPTING THE 2009 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL EXISTING BUILDING CODE AND THE UNIFORM PLUMBING CODE BY REFERENCE; ADOPTING THE WASHINGTON STATE ENERGY CODE, THE WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE AND WASHINGTON STATE HISTORIC BUILDING CODE BY REFERENCE, AS WELL AS MAKING CERTAIN CLEAN-UP AMENDMENTS TO CHANGE THE TITLE OF THE CODE ENFORCEMENT OFFICER, UPDATE SECTION NUMBERS, DELETE REDUNDANT LANGUAGE, CORRECT TYPOGRAPHICAL ERRORS; CREATING NEW SECTIONS 15.02.050 FEES, 15.08.083 AMENDMENT TO IBC SECTION 901.1, 15.08.084 AMENDMENT TO IBC SECTION 907.2, 15.08.085 AMENDMENT TO IBC SECTION 907.5.2.3.2, , 15.08.086 AMENDMENT TO IBC SECTION 907.4, 15.08.087 AMENDMENT TO IBC SECTION 912.3.1, 15.08.095 AMENDMENT TO IBC SECTION 1612.3, 15.08.096 AMENDMENT TO IBC SECTION 3409.2 EXCEPTION 3, 15.12.020 AMENDMENT TO IMC SECTION 106.3.3, 15.12.026 AMENDMENT TO IMC SECTION 106.4.3, 15.12.028 AMENDMENT TO IMC 106.4.4, 15.16.015 AMENDMENT TO IFC SECTION 104.10, 15.16.043 AMENDMENT TO IFC SECTION 105.2.3,15.16.045, AMENDMENT TO IFC SECTION 113, 15.16.145 AMENDMENT TO IFC SECTION 510, 15.16.147 AMENDMENT TO IFC SECTION 901.1, 15.16.170 AMENDMENT TO IFC SECTION 907.2, 15.16.172 AMENDMENT TO IFC SECTION 907.6.2.3.2, 15.16.174 AMENDMENT TO IFC SECTION 907.5, 15.16.176 AMENDMENT TO IFC SECTION 912.3.1, 15.16.200 AMENDMENT TO IFC CHAPTER 4603.6, 15.16.210 AMENDMENT TO IFC APPENDIX CHAPTER C, TABLE C105.1, 15.18.055 AMENDMENT TO IEBC SECTION 105, 15.22.045 AMENDMENT TO UPC SECTION 103; 15.16.186, AMENDMENT TO IFC SECTION 4603.6; AMENDING GIG HARBOR MUNICIPAL CODE SECTIONS 15.06.020, 15.08.020 15.08.021, 15.08.030, 15.08.040, 15.08.041, 15.08.050, 15.08.060, 15.08.070, 15.08.080, 15.08.090, 15.10.020, 15.10.060, 15.12.020, 15.14.020, 15.14.030, 15.16.010, 15.16.040, 15.16.090, 15.16.120, 15.16.130, 15.16.150, 15.16.160, 15.16.162, 15.16.170, 15.16.180, 15.16.190, 15.18.060, 15.18.062, 15.18.064, 15.22.070; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Legislature adopted the state building code, to be effective in all counties and cities in Washington (RCW 19.27.031); and

WHEREAS, the state building code is comprised of a number of published codes, which are adopted by reference in the 2006 9 editions; and

WHEREAS, the City needs to adopt the 2006 9 editions locally, for enforcement purposes; and

WHEREAS, the City of Gig Harbor may adopt local amendments to the building code, consistent with chapter 19.27 RCW; and

Whereas, the City finds that the local amendments contained herein are desirable to protect the public;

Now, therefore:

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

**Section 1.** A new section 15.02.050 is added to the Gig Harbor Municipal Code to read as follows:

**15.02.050 Fees.**

15.02.050 Fees. A fee shall be paid for all appeals of administrative determinations to the Building Code Advisory Board. The amount of the fee shall be as specified in the City's currently adopted fee schedule.

**Section 2.** Section 15.06.020 of the Gig Harbor Municipal Code is amended as follows:

**15.06.020 State building code adoption.**

The following codes, together with the specifically identified appendices and the amendments in the Washington Administrative Code (WAC), Second Third Edition (dated July 1, 2005 August 5, 2009) and as further amended in this title, are hereby adopted by reference:

A. The International Building Code, 2006 9 Edition, as published by the International Code Council, Inc., including Appendix J, and as amended pursuant to Chapter 51-50 WAC;

- B. The International Residential Code, 2006 9 Edition, as published by the International Code Council, Inc., including Appendix Chapter G, as amended pursuant to Chapter 51-51 WAC;
- C. The International Mechanical Code, 2006 9 Edition, as published by the International Code Council, Inc., including Appendix A, as amended pursuant to Chapter 51-52 WAC;
- D. The International Fuel Gas Code, 2009 Edition as published by the International Code Council Inc. as amended pursuant to Chapter 51-53 WAC.

D E. The International Fire Code, 2006 9 Edition, as published by the International Code Council, Inc., including ~~Chapter 46~~ and Appendix Chapters B,C, F, I and J, as amended pursuant to Chapter 51-54 WAC;

E F. The Uniform Plumbing Code, 2006 9 Edition, published by the International Association of Plumbing and Mechanical Officials, as amended pursuant to Chapter 51-56 and 51-57 WAC and the Uniform Plumbing Code Standards (including Appendices A, B and I to the Uniform Plumbing Code) as amended pursuant to Chapter 51-57 WAC; including Appendix Chapters A, B, and I.

F G. The International Existing Building Code, 2006 9 Edition, as published by the International Code Council, Inc. including Appendix Chapter A;

G H. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials;

H I. The Washington State Energy Code as published by the Washington State Building Code Council, pursuant to Chapter 51-11 WAC;

I. The Washington State Ventilation and Indoor Air Quality Code as published by the Washington State Building Code Council, pursuant to Chapter 51-13 WAC; and

J. The Historic Building Code, as written by the Washington State Building Code Council, pursuant to Chapter 51-19 WAC.

**Section 3.** Chapter 15.08 of the Gig Harbor Municipal Code is amended to read as follows:

(A) Section 15.08.020 of the Gig Harbor Municipal Code is amended as follows:

### **15.08.020 Amendment to IBC Section 105**

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105.3.1 Action on application. The building official director shall review the application according to the procedures in GHMC 19.02.003, and shall issue the building permit within the deadline required by GHMC 19.05.009. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official director shall deny such application in writing, stating the reasons therefor. If the building official director is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official director shall issue a permit therefor as soon as practicable.

105.3.2 Time limitation on application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or the permit has been issued; except that the

director is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Any permit application that has been approved by the director but for whatever reason has not been issued within a period of 180 days after approval shall be deemed to have expired. If an update in code editions in accordance with Chapter 51-50 WAC occurs after expiration, application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-50 WAC and GHMC Title 15.

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105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been made in the original construction documents for such work and provided further that such suspension or abandonment has not exceeded one year.

The director is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration of the permit and justifiable cause demonstrated.

(B) Section 15.08.021 of the Gig Harbor Municipal Code is amended as follows:

**15.08.021 Amendment to IBC Section 106 107.**

Section 106 107 of the IBC is amended as follows:

~~106.1 Submittal documents. Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction where the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.~~

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the director is authorized to require additional construction documents to be prepared by a registered design professional.

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Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

(C) Section 15.08.030 of the Gig Harbor Municipal Code is amended to read as follows:

**15.08.030 Amendment to IBC Section 108 109.**

Section 108 109 of the IBC is amended as follows:

108.1 109.1 Payment of fees. A permit shall not be valid until the fees adopted by the City in a resolution for this purpose have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

108.2 109.2 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the resolution adopted by the City for this purpose under Chapter 3.40 GHMC.

108.3 109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials, labor, normal site preparation, architectural and design fees, overhead and profit, for which the permit is being issued, including such work as gas, mechanical, plumbing, equipment and permanent systems. If, in the opinion of the ~~building official/fire marshal~~ director of building and fire safety the valuation is underestimated on the application, the valuation shall be recalculated based on the valuation as determined using the square foot construction costs adopted by the City as Table 1-2 in the fee resolution, unless the applicant can show detailed estimates to meet the approval of the ~~building official~~ director. Final building permit valuation shall be set by the ~~building official/fire marshal~~ director.

108.4 109.4 Work commencing before permit issuance. Any person who commences work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by City resolution that shall be in addition to the required permit fees.

108.5 109.5 Related fees. The payment of a fee for the construction, alteration, removal or demolition of work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

108.6 109.6 Refunds. The ~~building official/fire marshal~~ director may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The ~~building~~

~~official/fire marshal director~~ may also authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The ~~building official/fire marshal director~~ may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The ~~building official/fire marshal director~~ shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

109.7 Incident management and investigation fee. A fee as prescribed under the City's fee schedule shall be charged for management and investigation of emergency incidents involving structural damage, fires, or other public health and safety threats. The fee shall be payable by the property owner upon receipt of an invoice from the City for such services.

(D) Section 15.08.040 of the Gig Harbor Municipal Code is amended as follows:

**15.08.040 Amendment to IBC Section 109 110.**

Section 109 110 of the IBC is amended as follows:

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109.7 110.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when the work for which the inspection is requested is not complete or when corrections noted on previous inspection are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with code requirements, but rather that fees are intended as a means of controlling the practice of calling for inspections before the job is ready for inspection or reinspection.

Reinspection fees may also be assessed when the inspection record card is not available on the work site, the approved plans are not readily available to the inspector, for failure to provide access for the inspection or for deviating from plans requiring the approval of the ~~building official/fire marshal director~~.

(E) Section 15.08.041 of the Gig Harbor Municipal Code is amended as follows:

**15.08.041 Amendment to IBC Section 109.3.8 110.3.8.**

Section 109.3.8 110.3.8 of the IBC is amended as follows:

~~109.3.8~~ 110.3.8 Other inspections. In addition to the inspections specified above, the ~~building official/fire marshal~~ director is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the ~~department of building safety~~ building and fire safety department.

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(F) Section 15.08.050 of the Gig Harbor Municipal Code is amended as follows:

### **15.08.050 Amendment to IBC Section 110 111**

Section 110 111 of the IBC is amended as follows:

~~110.1~~ 111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the ~~building official~~ director has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation or the provisions of this code or of other ordinances of the jurisdiction.

Upon completion of the inspection required by EHB 1848 by a qualified inspector, the qualified inspector shall prepare and submit to the director a signed letter certifying that the building enclosure has been inspected during the course of construction or rehabilitative construction and that it has been constructed or reconstructed in substantial compliance with the building enclosure design documents, as updated pursuant to Section 3 of EHB 1848. The Building and Fire Safety Department shall not issue a final certificate of occupancy or other equivalent final acceptance until the letter required by this section has been submitted. The Building and Fire Safety Department and or director is not charged with and has no responsibility for determining whether the building enclosure inspection is adequate or appropriate to satisfy the requirements of EHB 1848.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2

~~110.2~~ 111.2 Certificate issued. After payment of the fee established in the City's fee resolution, and after the ~~building official~~ director inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the ~~division of fire and building safety~~ building and fire safety department the ~~building official~~ director shall issue a certificate of occupancy that contains the following:

1. The building permit number (if applicable)
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.

5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the ~~building official~~ director.
7. The edition of the code under which the certificate was issued.
8. The use and occupancy in accordance with Chapter 3 ~~of the IBC~~.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler or fire alarm system is provided, whether the sprinkler or fire alarm system is required.
12. Any special stipulations and conditions of issuance of the certificate.

~~110.3~~ 111.3 Temporary occupancy. Upon payment of a fee as set forth in the City's fee resolution, the director is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The director shall set a time period during which the temporary certificate of occupancy is valid.

~~110.4~~ 111.4 Revocation. The ~~building official/fire marshal~~ director is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

~~110.5~~ 111.5 Maintenance of certificate of occupancy. The certificate of occupancy issued under the provisions of this section shall be maintained on the premises at all times. The certificate shall be made available for inspection at the request of the ~~building official/fire marshal~~ director upon request.

(G) Section 15.08.060 of the Gig Harbor Municipal Code is amended as follows:

**15.08.060 Amendment to IBC Section 112.1 ~~113.1~~**

Section ~~112.1~~ 113.1 of the IBC is amended as follows:

~~112.1~~ 113.1 General. The Building Code Advisory Board shall hear and decide those appeals and interpretations described in Chapter 15.02 GHMC.

(H) Section 15.08.070 of the Gig Harbor Municipal Code is amended as follows:

**15.08.070 Amendment to IBC Section ~~113~~ 114.**

Section ~~113~~ 114 of the IBC is ~~repealed~~ deleted. A new section ~~113~~ 114 is hereby added to the IBC, which shall read as follows:

113 114. Enforcement. Enforcement of violations of this code shall proceed as set forth in Chapter 15.24 GHMC.

(I) Section 15.08.080 of the Gig Harbor Municipal Code is amended as follows:

**15.08.080 Amendment to IBC Section 114 115.**

Section 114 115 of the IBC is deleted and a new section 115 is added to the IBC, which shall read:

115. Stop work orders. Enforcement of violations of this code, including the issuance of stop work orders, shall proceed as set forth in Chapter 15.24 GHMC.

(J) A new section 15.08.083 is added to the Gig Harbor Municipal Code to read as follows:

**15.08.083 Amendment to IBC Section 901.1.**

Section 901.1 of the IBC is amended to read as follows:

901.1 Scope. The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation and operation of fire protection systems. For the purposes of this chapter the term fire chief refers to the City of Gig Harbor director of building and fire safety.

(K) A new section 15.08.084 is added to the Gig Harbor Municipal Code to read as follows:

**15.08.084 Amendment to IBC Section 907.2.**

Section 907.2 of the IBC is amended as follows:

907.2 Where required – new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.6 unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers a single alarm box shall be installed not more than 5 feet from the entrance to each required exit..

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(L) A new section 15.08.085 is added to the Gig Harbor Municipal Code to read as follows:

**15.08.085 Amendment to IBC Section 907.5.2.3.2**

Section 907.5.2.3.2 of the IBC is amended as follows:

907.5.2.3.2 Employee work areas. Visible alarm notification appliances shall be provided in all employee work areas.

(M) A new section 15.08.086 is added to the Gig Harbor Municipal Code to read as follows:

**15.08.086 Amendment to IBC Section 907.4**

Section 907.4 of the IBC is amended as follows:

907.4 Initiating devices. Where manual or automatic alarm initiation is required as part of a fire alarm system, the initiating devices shall be addressable and shall be installed in accordance with Sections 907.4.1 through 907.4.3.

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(N) A new section 15.08.087 is added to the Gig Harbor Municipal Code to read as follows:

**15.08.087 Amendment to IBC Section 912.3.1**

Section 912.3.1 of the IBC is amended as follows:

912.3.1 Locking fire department connection caps. Approved locking caps shall be provided on fire department connections for water-based fire protection systems.

(O) Section 15.08.090 of the Gig Harbor Municipal Code is hereby amended to read as follows:

**15.08.090 Amendment to IBC Section 1011.1**

Section 1011.1 of the IBC is amended as follows:

1011.1 Where required. Exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress

~~travel is not immediately visible to the occupants.~~ Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

- ~~1. Exit signs are not required in rooms or areas that require only one exit or exit access.~~
- 2 1. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
- 3 2. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 and R-3.
- 4 3. Exit signs are not required in sleeping areas in occupancies in Group I-3.
- 5 4. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

(P) A new section 15.08.095 is added to the Gig Harbor Municipal Code to read as follows:

#### **15.08.095 Amendment to IBC Section 1612.3**

Section 1612.3 of the IBC is amended as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the City of Gig Harbor has adopted the Federal Emergency Management Agency Flood Insurance Study and Flood Insurance Rate Map under Title 18.10 of the Gig Harbor Municipal Code. The referenced study, map and supporting data are hereby adopted by reference and declared to be part of this section.

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(Q) A new section 15.08.096 is added to the Gig Harbor Municipal Code to read as follows:

#### **15.08.096 Amendment to IBC Section 3409.2, Exception 3**

Section 3409.2, Exception 3 of the IBC is amended as follows:

3. Designated as historic under an approved state or local preservation program.

**Section 4.** Chapter 15.10 of the Gig Harbor Municipal Code is hereby amended as follows:

(A) The references in Gig Harbor Municipal Code Section 15.10.020 to IRC Section R105.2 are revised to read IRC Section R105.1.

(B) Section 15.10.020 is amended to correct the number sequencing in Section R105 and to amend Section R105 as follows:

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R105.3.2 Time limitation on application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or the permit has been issued; except that the director is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Any permit application that has been approved by the director but for whatever reason has not been issued within a period of 180 days after approval shall be deemed to have expired. If an update in code editions in accordance with Chapter 51-51 WAC occurs after expiration, application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-51 WAC and GHMC Title 15.

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R 105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been made in the original construction documents for such work and provided further that such suspension or abandonment has not exceeded one year.

The building official director is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration of the permit and justifiable cause demonstrated.

(C) Section 15.10.060 of the Gig Harbor Municipal Code is amended as follows:

1. The title of this section is amended by changing the reference to IRC Section R112.1 R112.

2. Subsection R112.1.(2.3) is amended as follows:

R112.2.(2.3) Designated as historic under an approved state or local historic preservation program that is approved by the Department of the Interior.

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**Section 5.** Chapter 15.12 of the Gig Harbor Municipal Code is amended as follows:

(A) Section 15.12.020 of the Gig Harbor Municipal Code is hereby amended by correcting the reference to Section 105.2 to read 108.2.

(B) A new section 15.12.024 is added to the Gig Harbor Municipal Code to read:

**15.12.024 Amendment to IMC Section 106.3.3**

Section 106.3.3 is amended to read as follows:

Section 106.3.3 Time limitation on application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or the permit has been issued; except that the director is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Any permit application that has been approved by the director but for whatever reason has not been issued within a period of 180 days after approval shall be deemed to have expired. If an update in code editions in accordance with Chapter 51-52 WAC occurs after expiration, application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-52 WAC and GHMC Title 15.

Any permit application that has been approved by the director but for whatever reason has not been issued prior to an update in code editions in accordance with Chapter 51-52 WAC shall expire upon the effective date of the code change. Application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-52 WAC and GHMC Title 15.

(C) A new section 15.12.026 is added to the Gig Harbor Municipal Code to read:

**15.12.026 Amendment to IMC Section 106.4.3**

Section 106.4.3 is amended to read as follows:

106.4.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been made in the original construction documents for such work and provided further that such suspension or abandonment has not exceeded one year.

The building official director is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration of the permit and justifiable cause demonstrated.

(D) A new section 15.12.028 is added to the Gig Harbor Municipal Code to read:

#### **15.12.028 Amendment to IMC Section 106.4.4**

Section 106.4.4 is amended to delete the reference to a permit extension fee in the last paragraph of the section.

**Section 6.** Chapter 15.14 of the Gig Harbor Municipal Code is hereby amended as follows:

(A) Section 15.14.020 of the Gig Harbor Municipal Code is amended as follows:

#### **15.14.020 Amendment to IFGC Section 106.5 106**

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106.3.2 Time limitation on application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or the permit has been issued; except that the director is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Any permit application that has been approved by the director but for whatever reason has not been issued within a period of 180 days after approval shall be deemed to have expired. If an update in code editions in accordance with Chapter 51-53 WAC occurs after expiration, application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-53 WAC and GHMC Title 15.

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106.5.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been made in the original construction documents for such work and provided further that such suspension or abandonment has not exceeded one year.

The director is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration of the permit and justifiable cause demonstrated.

Section 106.5 106.6 of the IFGC is amended as follows:

106.5 106.6 Fees. A permit shall not be issued until the fees prescribed in Section 106.5

6.2 have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the installation has been paid.

~~106.5.1~~ 106.6.1 Work commencing before permit issuance. Any person who commences work on an installation before obtaining the necessary permit shall be subject to a fee as set forth in the City's fee resolution, in addition to the permit fees.

~~106.5.2~~ 106.6.2 Fee schedule. The fees for work shall be as indicated in the City's fee resolution.

~~106.5.3~~ 106.6.3 Fee Refunds. The ~~building official~~ director may authorize the refunding of fees as follows:

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(B) Section 15.14.030 of the Gig Harbor Municipal Code is amended as follows:

**15.14.030 Amendment to IFGC Section 107.2**

~~107.2 Testing. Installations shall be tested as required in this code and in accordance with Sections and in accordance with Sections 107.2.1 through 107.2.3. Tests shall be made by the permit holder and observed by the code official.~~

107.2 Required inspections and testing. The code official is authorized to conduct such inspections as are deemed necessary to determine compliance with the provisions of this code. Construction or work for which a permit is required shall be subject to inspection by the director, and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

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~~107.2.4~~ 107.2.6 Reinspection Fee. A reinspection fee may be assessed for each inspection or reinspection when the work for which the inspection is requested is not complete or when corrections noted on previous inspections are not made.

**Section 7.** Chapter 15.16 of the Gig Harbor Municipal Code is hereby amended as follows:

(A) Section 15.16.010 of the Gig Harbor Municipal Code is amended as follows:

**15.16.010 Amendment to IFC Section ~~102.5~~ 102.6**

~~102.5~~ 102.6 of the IFC is amended as follows:

102.5 6 Historic Buildings. The construction, alteration, repair, enlargement, restoration, relocation or movement of buildings or structures that are designated as historic buildings when such buildings or structures do not constitute a distinct hazard to life or property shall be in accordance with the provisions of the International Existing Building Code adopted under Chapter 15.18 GHMC and the Washington State Historic Building Code adopted under GHMC 15.06.020.

(B) A new section 15.16.015 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.015 Amendment to IFC Section 104.10**

Section 104.10 of the IFC is amended as follows:

104.10 Fire Incident Investigations. The fire code official, the fire department or other responsible authority shall have the authority to investigate the cause, origin, and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.

104.10.1 Assistance from other agencies. Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of fires when requested to do so.

104.10.2 Incident investigation fees. A fee shall be collected for response to and investigation of fires, explosions, or other hazardous conditions resulting from emergency incidents. The fee shall be as stipulated in the City's fee resolution.

(C) Section 15.16.040 of the Gig Harbor Municipal Code is amended by changing the references to IFC Section 106.4 to read IFC Section 106.2.3.

(D) A new section 15.16.043 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.043 Amendment to IFC Section 105.2.3**

Section 105.2.3 of the IFC is amended as follows:

105.2.3 Time limit on application. An application for a permit for any proposed work or operation shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that the fire code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Any permit application that has been approved by the director but for whatever reason has not been issued within a period of 180 days after approval shall be deemed to have expired. If an update in code editions in accordance with Chapter 51-54 WAC occurs after expiration, application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-54 WAC and GHMC Title 15.

(E) A new section 15.16.045 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.045 Amendment to IFC Section 113.**

Section 113 of the IFC is amended to read as follows:

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113.2 Schedule of permit fees. A fee for each permit shall be paid as required in accordance with the schedule as established by the applicable governing authority the City's fee resolution.

113.3 Work commencing before permit issuance. Any person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to an additional fee established by the applicable governing authority, City's fee resolution which shall be in addition to the required permit fee.

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113.5 Refunds. The applicable governing authority is authorized to establish a refund policy. The director may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The director may also authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The director may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The director shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

113.6 Incident management and investigation fee. A fee as prescribed under the City's fee schedule shall be charged for management and investigation of emergency incidents involving structural damage, fires, or other public health and safety threats. The fee shall be payable by the property owner upon receipt of an invoice from the City for such services.

(F) Section 15.16.090 of the Gig Harbor Municipal Code is amended as follows:

**15.16.090 Amendment to IFC Section 503.2.3**

Section 503.2.3 of the IFC is amended as follows:

~~503.2.3 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7-8. designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.~~

Where storm vaults and other underground structures are located under fire apparatus access roads, the location of such structures shall be clearly marked on the roadway surface in an approved manner.

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(G) Section 15.16.120 of the Gig Harbor Municipal Code is amended as follows:

**15.16.120 Amendment to IFC Section 508.1 ~~507.1~~**

Section 508.1 ~~507.1~~ of the IFC is amended as follows:

~~508.1 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.~~

~~508.1.1 507.1.1 Private property easements. When water is provided to private property from facilities located in the public right of way, but such water facilities must cross private property owned by third parties, the property owner shall obtain, at his/her own expense, easements(s) granting access to the City of Gig Harbor, allowing the city access for installation, repair and maintenance of the fire flow system. The form of the easement shall be approved by the City Attorney and recorded against the property at the property owner's expense.~~

~~Section 508.1.2 507.1.2 Certificate of water availability. Prior to approval of plans for new developments, the applicant shall submit a certificate of water availability from the water purveyor, if other than the City of Gig Harbor, certifying the purveyors ability and intention to provide the required fire flow at the site.~~

~~Section 508.1.3 507.1.3 Water system plan approval. Plans and specifications for new, revised or extended water systems providing fire protection water supply shall be approved in writing by the fire code official.~~

~~Section 508.1.4 507.1.4 Prior to final approval of a development's water system, two~~

copies of the “as-built” drawings shall be filed with the Gig Harbor ~~Community Development~~ Public Works Department.

(H) Section 15.16.130 of the Gig Harbor Municipal Code is amended as follows:

**15.16.130 Amendment to IFC Section 508.5 507.5**

Section ~~508.5. 507.5~~ of the IFC is amended as follows:

~~508.5 507.5~~ Fire hydrant systems. Fire hydrant systems shall comply with Sections ~~508.5.1 507.5.1~~ through ~~508.5.6 507.5.6~~.

~~508.5.1 507.5.1~~ Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the building official/fire marshal. Fire hydrant locations shall be marked with a stake, flagging or other approved means by a land surveyor registered by the State of Washington, and the locations approved prior to installation. Fire hydrant systems shall be installed, tested and approved prior to beginning combustible construction.

Exceptions:

1. For group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the distance requirement shall be 600 feet.

~~508.5.2 507.5.2~~ Inspection, testing and maintenance. Newly installed fire hydrants shall be flow tested by an approved testing agency in the presence of the building official/fire marshal or designee, to verify the systems ability to provide the required fire flow prior to final approval. Fire hydrant systems shall be subject to periodic tests as required by the building official/fire marshal. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards.

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~~508.5.7 507.5.7~~ Type of hydrant. Standard hydrants shall have not less than five inch main valve openings with two, two and one-half inch outlets and one, four and one-half inch outlet. Hydrants shall comply with City of Gig Harbor public works standards. All four and one-half inch outlets shall be equipped with five inch Storz fittings.

~~508.5.8 507.5.8~~ Fire hydrant system installations. Hydrant systems shall be installed in accordance with City of Gig Harbor Public Works Standards and NFPA 24, Standard for

the Installation of Private Fire Service Mains and Their Appurtenances. Hydrants shall stand plumb and be set to finished grade. The bottom of the lowest outlet shall be no less than 18 inches above the finished grade and the bottom of the ground flange shall be no less than 1" above finished grade. The five inch Storz fitting shall face the roadway.

~~508.5.9 507.5.9 Backflow prevention. When required by the fire marshal/building official water purveyor, private fire hydrant systems shall be separated from the public water system with an approved detector check valve installed in accordance with the manufacturer's installation instructions and City of Gig Harbor Public Works Standards purveyors standards.~~

(I) A new section 15.16.145 is added to the Gig Harbor Municipal Code to read as follows:

#### **15.16.145 Amendment to IFC Section 510**

Section 510 of the IFC is amended by the addition of new subsection 510.4 to read as follows:

510.4 Application to existing buildings. Emergency responder radio coverage shall be provided as prescribed in this code in all existing buildings by January 1, 2015. All buildings annexed into the City shall have emergency responder radio coverage within 5 years of the effective date of annexation.

(J) A new section 15.16.147 is added to the Gig Harbor Municipal Code to read as follows:

#### **15.16.147 Amendment to IFC Section 901.1.**

Section 901.1 of the IBC is amended as follows:

901.1 Scope. The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation and operation of fire protection systems. For the purposes of this chapter the term fire chief refers to the City of Gig Harbor director of building and fire safety.

(K) Section 15.16.150 of the Gig Harbor Municipal Code is amended as follows:

#### **15.16.150 Amendment to IFC Section 902.1.**

Section 902.1 of the IFC is amended as follows:

902.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein:

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**SUBSTANTIAL REMODEL/RENOVATION.** A building or structure undergoes substantial remodel/renovation when the value of the construction exceeds ~~sixty~~ ~~fifty~~ percent of the building valuation determined by the most recent Pierce County Assessors Office assessment.

(L) Section 15.16.160 of the Gig Harbor Municipal Code is amended as follows:

**15.16.160 Amendment to IFC Section 903.2.**

Section 903.2.7 903.2 of the IFC is amended as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

\*\*\*

903.2.7 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception: Group R-3 occupancies are subject to the requirements of the International Residential Code.

903.2.7.8.1 903.2.7.8.1 Application to existing structures. Automatic sprinklers shall be installed, tested and approved:

1. Whenever an existing building containing a Group R fire area is being substantially remodeled or renovated.
2. Whenever an existing building containing a Group R fire area incurs fire damage requiring repairs meeting the definition of substantial remodel/renovation.
3. In all existing hotels and motels annexed into the City of Gig Harbor within five years of the effective date of the annexation.

\*\*\*

(M) Section 15.16.170 of the Gig Harbor Municipal Code is repealed and a new section 15.16.170 adopted to read as follows:

**15.16.170 Amendment to IFC Section 907.2**

IFC Section 907.2 is amended as follows:

907.2 Where required – new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.6 unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers a single alarm box shall be installed not more than 5 feet from the entrance to each required exit..

\*\*\*

(N) A new section 15.16.172 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.172 Amendment to IFC Section 907.6.2.3.2**

Section 907.6.2.3.2 of the IBC is amended as follows:

907.6.2.3.2 Employee work areas. Visible alarm notification appliances shall be provided in all employee work areas.

(O) A new section 15.16.174 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.174 Amendment to IFC Section 907.5**

Section 907.5 of the IFC is amended to read as follows:

907.5 Initiating devices. Where manual or automatic alarm initiation is required as part of a fire alarm system, the initiating devices shall be addressable and shall be installed in accordance with Sections 907.4.1 through 907.4.3.

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(P) A new section 15.16.176 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.176 Amendment to IFC Section 912.3.1**

Section 912.3.1 of the IFC is amended to read as follows:

912.3.1 Locking fire department connection caps. Approved locking caps shall be provided on fire department connections for water-based fire protection systems.

(Q) Section 15.16.180 of the Gig Harbor Municipal Code is amended as follows:

**15.16.180 Amendment to IFC Section 1011.1**

Section 1011.1 of the IFC is amended as follows:

1011.1 Where required. Exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

1. ~~Exit signs are not required in rooms or areas that require only one exit or exit access.~~
- 2 1. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
- 3 2. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 and R-3.
- 4 3. Exit signs are not required in sleeping areas in occupancies in Group I-3.
- 5 4. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

(R) Section 15.16.190 of the Gig Harbor Municipal Code is amended as follows:

**15.16.190 Amendment to IFC Chapter 46 45.**

IFC Chapter 46 45 is amended to read as follows:

Chapter 46 45

MARINAS

Section 4601 4501

Section 4601.1 4501.1 Scope. Marina facilities shall be in accordance with this chapter.

4601.1.1 4501.1.1 Plans and approvals. Plans for marina fire-protection facilities shall be approved prior to installation. The work shall be subject to final inspection and approval after installation.

4601.1.2 4501.1.2 Permits. Permits are required to use open flame devices for maintenance or repair on vessels, floats, piers or wharves.

Section 4602 4502

Definitions

**Section 4602.1 4502.1 Definitions.** The following words and terms shall, for the purpose of this chapter and as used elsewhere in this code, have the meanings shown herein.

**COVERED BOAT MOORAGE** is a pier or system of floating or fixed access ways to which vessels on water may be secured and any portion of which are covered by a roof.

**DRAFT CURTAIN** is a structure arranged to limit the spread of smoke and heat along the underside of the ceiling or roof.

**FLOAT** is a floating structure normally used as a point of transfer for passengers and goods, or both, for mooring purposes.

**GRAVITY-OPERATED DROP OUT VENTS** are automatic smoke and heat vents containing heat-sensitive glazing designed to shrink and drop out of the vent openings when exposed to fire.

**MARINA** is any portion of the ocean or inland water, either naturally or artificially protected, for the mooring, servicing or safety of vessels and shall include artificially protected works, the public or private lands ashore, and structures or facilities provided within the enclosed body of water and ashore for the mooring or servicing of vessels or the servicing of their crews or passengers.

**PIER** is a structure built over the water, supported by pillars or piles, and used as a landing place, pleasure pavilion or similar purpose.

**VESSEL** is watercraft of any type, other than seaplanes on the water, used or capable of being used as a means of transportation. Included in this definition are non-transportation vessels such as houseboats and boathouses.

**WHARF** is a structure or bulkhead constructed of wood, stone, concrete or similar material built at the shore of a harbor, lake or river for vessels to lie alongside of, and piers or floats to be anchored to.

### Section 4603 4503 General Precautions

**4603.1 4503.1 Combustible Debris.** Combustible debris and rubbish shall not be deposited or accumulated on land beneath marina structures, piers or wharves.

**4603.2 4503.2 Sources of Ignition.** The use of open flame devices for lighting or decoration on the exterior of a vessel, float, pier or wharf shall have the prior approval of the building official/fire marshal.

**4603.3 4503.3 Flammable or Combustible Liquid Spills.** Spills of flammable or combustible liquids at or upon the water shall be reported immediately to the fire department or jurisdictional authorities.

**4603.4 4503.4 Rubbish Containers.** Containers with tight-fitting or self-closing lids shall be provided for the temporary storage of combustible trash or rubbish.

**4603.5 4503.5 Electrical Equipment.** Electrical equipment shall be installed and used in accordance with its listing and Section 605 of the IFC as required for wet, damp and hazardous locations.

**4603.6 4503.6 Slip Identification.** Slips and mooring spaces shall be individually identified by an approved numeric or alphabetic designator. Space designators shall be posted at the space. Signs indicating the space designators located on finger piers and floats shall be posted at the base of all piers, finger piers, floats, and finger floats.

**4603.6.1 4503.6.1 Application to existing marinas.** Slip identification designators shall be installed in all existing marinas within the City's jurisdiction on or before January 1, 2014. All marinas annexed into the City shall have slip identification designators installed within 5 years of the effective date of annexation.

#### Section 4604 4504 FIRE-PROTECTION

**4604.1 4504.1 General.** Marinas, piers, wharves, floats with facilities for mooring or servicing five or more vessels, and marine motor vehicle fuel-dispensing stations shall be equipped with fire-protection equipment in accordance with Section 4604.

**4604.2 4504.2 Standpipes.** Marinas shall be equipped throughout with Class I manual, dry standpipe systems in accordance with NFPA 303. Systems shall be provided with outlets located such that no point on the marina pier or float system exceeds 150 feet from a standpipe outlet.

**4604.2.1 4504.2.1 Application to existing marinas.** Class 1 manual, dry standpipes in accordance with this section shall be installed in all existing marinas within the City on or before January 1, 2014. All marinas annexed into the City shall have class one manual, dry standpipes installed within 5 years of the effective date of annexation.

**4604.2.2 4504.2.2 Identification of standpipe outlets.** Standpipe outlet locations shall be clearly identified by a flag or other approved means designed to be readily visible from the pier accessing the float system.

**4604.3 4504.3 Access and Water Supply.** Piers and wharves shall be provided with fire apparatus access roads and water-supply systems with on-site fire hydrants when required by the fire code official. At least one fire hydrant capable of providing the required fire flow shall be provided within an approved distance of standpipe supply connections.

**4604.4 4504.4 Portable Fire Extinguishers.** One 4A:40BC fire extinguisher shall be provided at each standpipe outlet. Additional fire extinguishers, suitable for the hazards involved, shall be provided and maintained in accordance with Section 906.

**4604.5 4504.5 Communications.** A telephone not requiring a coin to operate or other approved, clearly identified means to notify the fire department shall be provided on the site in a location approved by the code official.

**4604.6 4504.6 Equipment staging areas.** Space shall be provided on all float systems for the staging of emergency equipment. Staging areas shall provide a minimum of 4 feet wide by 10 feet long clear area exclusive of walkways and shall be located at each

standpipe outlet. Staging areas shall be provided with barriers having a minimum height of 4 inches and a maximum space between the bottom barrier edge and surface of the staging area of 2 inches on the outboard sides to prevent loss of equipment overboard. A sign reading "Fire Equipment Staging Area- Keep Clear" shall be provided at each staging area to prevent obstruction.

**4604.7 4504.7** Smoke and heat vents. Approved automatic smoke and heat vents shall be provided in covered boat moorage areas exceeding 2,500 sq. ft. (232 m<sup>2</sup>) in area, excluding roof overhangs.

Exception: Smoke and heat vents are not required in areas protected by automatic sprinklers.

**4604.7.1 4504.7.1** Application to existing marinas. Smoke and heat vents in accordance with this section shall be installed in all existing marinas within the City on or before January 1, 2014. All marinas annexed into the City shall have smoke and heat vents installed within 5 years of the effective date of annexation.

**4604.7.2 4504.7.2** Design and installation. Where smoke and heat vents are required they shall be installed near the roof peak, evenly distributed and arranged so that at least one vent is over each covered berth. The effective vent area shall be calculated using a ratio of one square foot of vent to every fifteen square feet of covered berth area (1:15). Each vent shall provide a minimum opening size of 4 ft. x 4 ft.

**4604.7.2.1 4504.7.2.1** Smoke and heat vents. Smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at ~~between~~ 100°F (56°C) above ambient.

Exception: Gravity-operated ~~drip~~ drop out vents.

**4604.7.2.2 4504.7.2.2** Gravity-operated drop out vents. Gravity-operated drop out vents shall fully open within 5 minutes after the vent cavity is exposed to a simulated fire represented by a time-temperature gradient that reaches an air temperature of 500°F (260°C) within 5 minutes.

**4604.8 4504.8** Draft curtains. Draft curtains shall be provided in covered boat moorage areas exceeding 2,500 sq. ft. (232 m<sup>2</sup>) in area excluding roof overhangs.

Exception: Draft curtains are not required in areas protected by automatic sprinklers.

**4604.8.1 4504.8.1** Application to existing marinas. Draft curtains in accordance with this section shall be installed in all existing marinas within the City on or before January 1, 2014. All marinas annexed into the City shall have draft curtains installed within 5 years of the effective date of annexation.

**4604.8.1 4504.8.2** Draft curtain construction. Draft curtains shall be constructed of sheet metal, gypsum board or other approved materials that provide equivalent performance to resist the passage of smoke. Joints and connections shall be smoke tight.

**4604.8.2 4504.8.3** Draft curtain location and depth. The maximum area protected by draft curtains shall not exceed 2,000 square feet (186 m<sup>2</sup>) or two slips or berths, whichever is

smaller. Draft curtains shall not extend past the piling line. Draft curtains shall have a minimum depth of 4 feet and shall not extend closer than 8 feet (2438 mm) to the walking surface of the pier

Section 4607 4507  
MARINE MOTOR VEHICLE FUEL-DISPENSING STATIONS

4607.1 4507.1 Fuel-Dispensing. Marine motor vehicle fuel-dispensing stations shall be in accordance with IFC Chapter 22.

(S) A new section 15.16.200 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.200 Amendment to IFC Chapter 4603.6**

Section 4603.6 of the IFC is amended as follows:

4603.6 Fire alarm systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 4603.6.1 through 4603.6.7 and provide occupant notification in accordance with Section 907.6 unless other requirements are provided by other sections of this code.

Occupancies subject to section 4603.6 and annexed into the City of Gig Harbor shall have smoke alarms installed in accordance with this section within five years of the date of annexation.

(T) A new section 15.16.210 is added to the Gig Harbor Municipal Code to read as follows:

**15.16.210 Amendment to IFC Appendix Chapter C, Table C105.1**

Appendix C, Table 105.1 is amended by the addition of a new footnote "f" to read:

f. When the fire flow determined under Appendix Ch. B falls between the fire flow requirements specified in the first column of Table C105.1 the flow shall be rounded up to the next closest prescribed flow.

**Section 8.** Chapter 15.18 of the Gig Harbor Municipal Code is hereby amended as follows:

(A) A new section 15.18.055 is added to the Gig Harbor Municipal Code to read as follows:

**15.18.055 Amendment to IEBC 105.**

Section 105 is amended as follows:

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105.3.2 Time limit on application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Any permit application that has been approved by the director but for whatever reason has not been issued within a period of 180 days after approval shall be deemed to have expired. If an update in code editions in accordance with Chapter 51-50 WAC occurs after expiration, application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-50 WAC and GHMC Title 15.

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105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been made in the original construction documents for such work and provided further that such suspension or abandonment has not exceeded one year.

The director is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration of the permit and justifiable cause demonstrated.

(B) Section 15.18.060 of the Gig Harbor Municipal Code is amended as follows.

**15.18.060 Amendment to IEBC Section 108.**

Section 108 of the IEBC is amended as follows:

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108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials, labor, normal site preparation, architectural and design fees, overhead and profit, for which the permit is being issued, such as gas, mechanical, plumbing equipment and permanent systems.

If in the opinion of the building official director, the valuation is underestimated on the application, the valuation shall be based on the valuation as determined using the most current Table 1-2, Square Foot Construction Costs contained in the Building Valuation Data published by the International Code Council City's fee

resolution unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

(C) Section 15.18.062 of the Gig Harbor Municipal Code is amended as follows:

**15.18.062 Amendment to IEBC Section 307.5.**

Section 307.5 of the IEBC is amended as follows:

307.5 Energy. Buildings undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy shall comply with the *International Energy Conservation Code* Washington State Energy Code.

(D) Section 15.18.064 of the Gig Harbor Municipal Code is amended as follows.

**15.18.064 Amendment to IEBC Section 308.2.**

Section 308.2 of the IEBC is amended as follows:

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Exception: Historic buildings that are:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

**Section 9.** Chapter 15.22 of the Gig Harbor Municipal Code is hereby amended as follows:

(A) A new section 15.22.045 is hereby added to the GHMC to read as follows

**15.22.045 Amendment to UPC Section 103.**

Section 103 of the UPC is amended as follows:

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103.3.4 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee, therefor, shall be one-half the amount required for a

new permit for such work, provided no changes have been made in the original construction documents for such work and provided further that such suspension or abandonment has not exceeded one year.

The director is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration of the permit and justifiable cause demonstrated.

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103.4.3 Time limitation on application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or the permit has been issued; except that the director is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Any permit application that has been approved by the director but for whatever reason has not been issued within a period of 180 days after approval shall be deemed to have expired. If an update in code editions in accordance with Chapter 51-56 WAC occurs after expiration, application for a new permit must be submitted with new construction documents demonstrating compliance with the appropriate code provisions as enumerated in 51-56 WAC and GHMC Title 15.

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(B) Section 15.22.070 of the Gig Harbor Municipal Code is amended by changing the definition of Authority Having Jurisdiction in Section 203.0 of the UPC to read:

Authority Having Jurisdiction – The ~~building official/fire marshal~~ building/fire safety director of the City of Gig Harbor shall be the Authority Having Jurisdiction for the purposes of this code. This definition shall include the Authority Having Jurisdiction's duly authorized representative.

**Section 10.** Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause or phrase of this Ordinance.

**Section 11.** Copies of Codes Filed with City Clerk. Pursuant to RCW 35A.12.140, copies of all of the codes adopted by reference in this Ordinance have been filed with the City Clerk for use and examination by the public prior to adoption.

**Section 12.** Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 12th day of April, 2010.

CITY OF GIG HARBOR

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CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:

By: \_\_\_\_\_  
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_  
ANGELA BELBECK

FILED WITH THE CITY CLERK: 03/17/10  
PASSED BY THE CITY COUNCIL: 04/12/10  
PUBLISHED: 04/21/10  
EFFECTIVE DATE: 04/26/10  
ORDINANCE NO: 1186