

**CITY OF GIG HARBOR  
ORDINANCE NO. 792**

**AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING THE WASHINGTON STATE BUILDING CODE, including the 1997 editions to the Uniform Building Code, Including Appendix 29, Uniform Fire Code, Including Appendix II-A, IV-A, IV-B, Uniform Plumbing Code, Including Appendix I, Uniform Mechanical Code, Including Appendix A, Uniform Code For the Abatement of Dangerous Buildings, and the Amendments to These Codes in the Washington Administrative Code (Chapters 51-11, 51-13, 51-19, 51-20, 51-40, 51-42, 51-44 and 51-45 with the exception of WAC 51-44-0980 and 51-44-1003.2.4.1), Allowing Any Person to Request an Interpretation of the Building Code From the Board of Appeals, Requiring Building Permits For Installation of Signs, Specifically Defining Those Signs Exempt From Building Permit Requirements, Requiring E-1 Occupancies to Have Auto-Fire Sprinkler Systems, Requiring a Higher Fire Resistive Construction, the Use of Additional Fire Walls and a Higher Fire Flow For New or Substantially Remodeled Buildings, Clarifying The Interpretation of Appendix III-B to the UFC For Fire Hydrant Spacing, Clarifying the Requirement That All Existing Hotels and Motels have Auto Fire Sprinkler Systems Installed Within Five Years After the Effective Date of This Ordinance or the Effective Annexation Date; Repealing Chapters 15.06, 15.08, 15.10, 15.12, and 15.32; Adding New Chapters 15.06, 15.08, 15.10, 15.12, and 15.32 and Amending Sections 15.18.002 and 15.02.010 of the Gig Harbor Municipal Code, and Providing an Effective date.**

**WHEREAS**, the Washington State Legislature has adopted the 1997 editions to the Uniform Building, Fire, Plumbing, Mechanical Codes, together with certain Washington Administrative Code ("WAC") amendments Codes and uniform code standards and amended the Washington State Energy and Ventilation; and,

**WHEREAS**, the Codes as amended will become effective in all cities and counties in the State of Washington on July 1, 1998; and,

**WHEREAS**, the Gig Harbor Municipal Code must be amended to reflect the adoption of the new regulations; and,

**WHEREAS**, the Gig Harbor City Council finds that the adoption of the 1997 Uniform Building Codes with certain Washington State Building Code amendments is in the public interest.

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

Section 1. Section 15.020.010(A)(4) of the Gig Harbor Municipal Code is amended to read as follows:

15.02.010 Building Code Advisory Board

A. There is created a building code advisory board to:

\* \* \*

4. Provide reasonable interpretations of the building codes and GHMC Title 15, ~~as requested by the Gig Harbor building official/fire marshal.~~

\* \* \*

Section 2. Chapter 15.06 of the Gig Harbor Municipal Code is hereby repealed.

Section 3. A new chapter 15.06 is hereby added to the Gig Harbor Municipal Code, to read as follows:

Chapter 15.06  
UNIFORM BUILDING CODE

Sections:

- 15.06.010 Uniform Building Code adopted.
- 15.06.015 Building permits and other permits exempt from SEPA are excluded from project permit processing in GHMC Title 19
- 15.06.020 Uniform Code for the Abatement of Dangerous Buildings adopted.
- 15.06.030 Historic Building Code adopted.
- 15.06.040 Appeals - Hearing examiner/building code advisory board.
- 15.06.041 Amendment to Section 106.1, Uniform Building Code.
- 15.06.042 Amendment to Section 106.2, Uniform Building Code.
- 15.06.050 Complete Permit Application.
- 15.06.060 Expiration.
- 15.06.070 Permit fees.
- 15.06.080 Amendment to Section 310.10, Uniform Building Code.
- 15.06.090 Amendment to Section 904.2.8, Uniform Building Code.
- 15.06.100 Amendment to Section 1006.3, Uniform Building Code.

**15.06.010 Uniform Building Code Adopted.** The Uniform Building Code, 1997 Edition, including Appendix Chapters 15, 29 and 33, and the Uniform Building Code Standards, 1997 Edition, published by the International Conference of Building Officials, and as amended by the State of Washington as Chapter 51-40 Washington Administrative Code, are adopted for use within the City of Gig Harbor.

**15.06.015 Exclusions from Project Permit Processing n GHMC Title 19.**

Pursuant to RCW 36.70B.140(2), building permits, other construction permits or similar administrative approvals which are categorically exempt from environmental review under the State Environmental Policy Act (Chapter 43.21C RCW) and GHMC Title 18 (SEPA), or

permits/approvals for which environmental review has been completed in connection with other project permits under GHMC Title 19, are excluded from the following procedures:

- A. Notice of Application (GHMC 19.02.004);
- B. Except as provided above, optional consolidated project permit review processing (GHMC 19.02.002(B));
- C. Joint public hearings (GHMC 19.01.004);

**15.06.020 Uniform Code for the Abatement of Dangerous Buildings Adopted.** The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is adopted for use within the City of Gig Harbor.

**15.06.030 Historic Building Code Adopted.** The Historic Building Code, Chapter 51-19 WAC, is adopted for use within the City of Gig Harbor.

**15.06.040 Amendment to Section 105.1, Uniform Building Code.** Section 105.1 of the Uniform Building Code is amended as follows:

**105.1 General.** ~~In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and hereby is created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member and shall act as secretary to said board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the building official.~~ The Gig Harbor Building Code Advisory Board, pursuant to chapter 15.02 GHMC shall make interpretations, hear appeals of administrative determinations, orders or decisions of the building official, review new code standards and ordinance revisions within GHMC Title 15, and make recommendations to the Gig Harbor city council when new standards or revisions to GHMC Title 15 are being considered for adoption.

**15.06.041 Amendment to Section 106.1, Uniform Building Code.** Section 106.1 of the Uniform Building Code is amended as follows:

**Permits Required.** Except as specified in Section 106.2, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. A building permit shall also be required for the installation or structural modification of a sign which will be attached to a building or be self supporting with the top of the sign over thirty six inches

above grade. The obtaining of a building permit for the installation or structural modification of a sign does not exempt the applicant from obtaining the necessary sign permit.

**15.06.042 Amendment to Section 106.2, Uniform Building Code.** Section 106.2 of the Uniform Building Code is amended as follows:

**106.2 Work Exempt from Permit.** A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provide the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.
5. Retaining walls that are not over 4 feet (1219 mm in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2:1.
7. Platforms, walks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 45 inches (1372 mm).
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18,927 L).
12. All interior signs, flags, pennants, streamers, banners, balloons, inflatable signs, the painting of a sign on glazing, the change of a sign plastic face and other non-structural modifications to a sign which is attached to a building or non-structural modifications to a self supported sign. This exception does not exempt the applicant from obtaining the necessary sign permit.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

**15.06.050      Amendment to Section 106.3.1, Uniform Building Code.** Section 106.3.1 of the Uniform Building Code is amended as follows:

**106.3.1 Application.** A valid and fully complete building permit application for a structure that is permitted under the zoning or other land use control ordinance in effect on the date of the application shall be considered under Title 15 of the Gig Harbor Municipal Code in effect at the time of application and the zoning or other land use control ordinances in effect on the date of application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the ~~code enforcement agency~~ City for that purpose. Every such application for any project costing more than five thousand (\$5,000.00) dollars shall:

1. Identify and describe the work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done by legal description, street address, tax parcel number or similar description that will readily identify and definitely locate the proposed building or work;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 106.3.2;
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building;
6. Be signed by the applicant, or the applicant's authorized agent;
7. ~~Give such other data and information as may be required by the building official.~~ The property owner's name, address and phone number;
8. The prime contractor's business name, address, phone number, current state contractor registration number;
9. Either:
  - a. the name, address and phone number of the office of the lender administering the interim construction financing, if any, or

- b. the name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction project.
- 10. Any information required to demonstrate compliance with the State Environmental Policy Act, as adopted by the City under Title 18 GHMC.
- 11. Evidence of an adequate water supply for the intended use of the structure or building, as required by RCW 19.27.097.
- B. The information required on the application by subsections A(1), A(2), A(7), A(8), and A(9) of this section shall be set forth on the building permit document which is issued to the owner, and on the inspection record card which shall be posted at the construction site.
- C. The information required by subsection A(1), A(2), A(7), A(8), and A(9) of this section and information supplied by the applicant after the permit is issued under subsection (D) of this section shall be kept on record in the office where building permits are issued and made available to any person upon request. If a copy is requested, a reasonable charge may be made.
- D. If any of the information required by subsection A(9) of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied, and the lack of the information shall not cause the application to be deemed incomplete for the purposes of vesting. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.

**15.06.060. Amendment to Section 106.4.4, Uniform Building Code.** Section 106.4.4 of the Uniform Building Code is amended as follows:

**106.4.4 Expiration.**

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if: (1) the building or work authorized by such permit is not commenced within 180 days from the date of such permit; (2) or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a

period of 180 days; or (3) if the building or work authorized by such permit has not been completed, a final inspection has not been given and a certificate of occupancy has not issued within one year from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further than such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**15.06.070 Amendment to Section 107.2, Uniform Building Code.**

Section 107.2 of the Uniform Building Code is amended as follows:

**107.2 Permit Fees.**

A fee for each permit shall be paid to the City of Gig Harbor in the amount set forth in Table 1-A and as amended in Title 3.4 of the Gig Harbor Municipal Code.

The determination of value or valuation under any of the provisions of this code shall be made by the building official, who shall use the most current publication of the Building Valuation Work sheet, which is based upon data compiled by the International Conference of Building Officials and published in the Building Standards as a building cost reference. Said building valuation Work sheet shall be posted in the City Building Department of Planning and Building. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

**15.06.080 Amendment to Section 310.10, Uniform Building Code.** Section 310.10 of the Uniform Building Code is amended as follows:

### **310.10 Fire Alarm Systems.**

Group R, Division 1 Occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height, or two or more stories in height with a basement, or containing ~~16 or more~~ than five (5) dwelling units, ~~in hotels three or more stories in height or containing 20 or more guest rooms~~ and every hotel and motel which contains six (6) or more guest rooms and in congregate residences three or more stories in height or having an occupant load of 20 or more. A fire alarm and communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building.

#### **EXCEPTIONS:**

1. A manual fire alarm system need not be provided in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit directly to a public way, exit court or yard, exterior stairway or exterior exit balcony.
2. A separate fire alarm system need not be provided in buildings that are protected throughout by an approved supervised fire sprinkler having a local alarm to notify all occupants.

The alarm signal shall be a distinctive sound that is not used for any other purpose other than the fire alarm. Alarm-signaling devices shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by 15 decibels minimum, or exceeds any maximum sound level with a duration of 30 seconds minimum by 5 decibels minimum, whichever is louder. Sound levels for alarm signals shall be 120 decibels maximum.

For the purposes of this section, area separation walls shall not define separate buildings.

Also see Section 15.12.111 of the Gig Harbor Municipal Code which is the city of Gig Harbor amendment to Section 1007.2.9.2 Uniform Fire Code for installation requirements in existing Group R Occupancies.

**15.06.090 Amendment to Section 904.2.9, Uniform Building Code.** Section 904.2.9 of the Uniform Building Code is amended as follows:



**904.2.9 Group R, Division 1 Occupancies.** An automatic sprinkler system shall be installed throughout every apartment house building classified as a Group R, Division 1 occupancy which exceeds 5,000 square feet or exceeds ~~three or more stories in height~~ two (2) stories in height or containing ~~16~~ 5 or more dwelling units, every congregate residence three or more stories in height or having an occupant load of ~~20 or more~~ more than 10, and every hotel ~~three or more stories in height or containing 20 or more guest rooms. and~~ motel guest rooms (e.g., for the purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories.) Residential or quick-response standard sprinklers shall be used in the dwelling units, exitways (the entire means of egress as required in Chapter 10 of the Uniform Building Code) and guest room portions of the building.

For the purpose of this Section, area separation walls shall not define separate buildings.

**15.06.100 Amendment to Section 1003.3.3.3, Uniform Building Code as Amended by the State of Washington Building Code Council.** Section 1003.3.3.3 of the Uniform Building Code, is amended as follows:

**1003.3.3.3 Rise and Run.**

- A. The rise of steps and stairs shall not be less than 4 inches (102 mm) nor more than ~~7-1/2 inches (190mm)~~ 7 inches (178 mm). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5mm). Except as permitted in Sections 1003.3.3.8.1, 1003.3.3.8.2 and 1003.3.3.8.3, the run shall not be less than ~~10 inches (254 mm)~~ 11 inches (279 mm), as measured horizontally between the vertical planes of the furthestmost projections of adjacent treads or nosings. Stair treads shall be of uniform size and shape, except the largest tread run within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**EXCEPTIONS:**

1. Private steps and stairways serving an occupant load of less than 10 and stairways to unoccupied roofs may be constructed with an 8-inch-maximum (203 mm) rise and a 9-inch-minimum (229 mm) run.
2. Where the bottom or top riser adjoins a sloping public way, walk or driveway having an established grade and serving as a landing, the bottom or top riser may be reduced along the slope.

3. Steps and stairways serving three and four family dwellings may be constructed with a 7 1/2 inches (190 mm) rise and a 10 inches (254 mm) run.

B. Where Exception 2 to Section 1103.2.2 is used in a building design, the run of stair treads shall not be less than 11 inches (279 mm), as measured horizontally between the vertical planes of the furthestmost projections of adjacent tread. The largest tread within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Section 4. Chapter 15.08 of the Gig Harbor Municipal Code is hereby repealed.

Section 5. A new chapter 15.08 is hereby added to the Gig Harbor Municipal Code,

to read as follows:

Chapter 15.08  
UNIFORM PLUMBING CODE

Sections:

15.08.010	Provisions adopted.
15.08.020	Violations and Penalties
15.08.030	Expiration.
15.08.040	Appeals - Hearing examiner/building code advisory board.
15.08.050	Building Official – Administrative Authority

**15.08.010 Provisions Adopted.** The Uniform Plumbing Code, 1997 Edition, including Appendix Chapters A, B, D, H and I, published by the International Association of Plumbing and Mechanical Officials and as amended by the Washington State Building Code Council as Chapters 51-46 and 51-47 WAC are adopted by reference for use within the city of Gig Harbor.

**15.08.020 Amendment to Section 102.3, Violations and Penalties.** Section 102.3 of the Uniform Plumbing Code is amended as follows:

**102.3 Violations and Penalties.**

**102.3.1 Violations.** It shall be unlawful for any person, firm or corporation to erect, construct. Enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain any plumbing or permit the same to be done in violation of this Code.

**102.3.2 Penalties.** ~~Any person, firm or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate~~

~~offense.~~ Penalties and fines for a violation of this chapter shall be as prescribed in Section 15.18.018(C) of the Gig Harbor Municipal Code.

**15.08.030 Amendment to Section 103.3.4, Uniform Plumbing Code.** Section 103.3.4 of the Uniform Plumbing Code is amended as follows:

**103.3.4 Expiration.** Every permit issued by the ~~Administrative Authority~~ building official under the provisions of this code shall expire by limitation and become null and void under any of the following circumstances: (1) if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit; (2) or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days; (3) or if the work authorized by such permit has not been completed and a final inspection and approval has not been given within one year from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, than such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The ~~Administrative Authority~~ building official may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**15.08.40 A New Section 104 to the Uniform Plumbing Code.** A new Section 15.08.040 is hereby added to the Gig Harbor Municipal Code, to read as follows:

**Section 104 APPEALS.** Requests for interpretations, appeals of administrative determinations, orders or decisions of the building official shall be heard by the Building Code Advisory Board pursuant to chapter 15.02 GHMC.

**15.08.050 Amendment to Section 203.0 to the Uniform Plumbing Code.** Section 203.0 of the Uniform Plumbing Code is amended as follows:

## Section 203.0

-A-

**ABS** – Acrylonitrile-Butadiene-Styrene.

**Accessible** – When applied to a fixture, connection, appliance, or equipment, “accessible” means having access thereto, but which first may require the removal of an access panel, door, or similar obstruction. “Readily accessible” means direct access without the necessity of removing any panel, door, or similar obstruction.

**Administrative Authority** – ~~The city of Gig Harbor building official individual official, board, department, or agency established and authorized by a state, county, city, or other political subdivision created by law to administer and enforce the provisions of the plumbing code as adopted or amended.~~ This definition shall include the Administrative Authority’s city of Gig Harbor building official’s duly authorized representative.

**Airbreak** – A physical separation which may be a low inlet into the indirect waste receptor from the fixture, appliance, or device indirectly connected.

**Air Chamber** – A pressure surge-absorbing device operating through the compressibility of air.

**Airgap, Drainage** – The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe, plumbing fixture, appliance or appurtenance conveying waste to the flood level rim of the receptor.

**Airgap, Water Distribution** – The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet conveying potable water to the flood level rim of any tank, vat or fixture.

**Anchors** – See Supports.

**Approved** – Accepted or acceptable under an applicable specification or standard stated or cited in this Code, or accepted as suitable for the proposed use under procedures and authority of the Administrative Authority.

**Approved Testing Agency** – An organization primarily established for purposes of testing to approved standards and approved by the Administrative Authority.

**Area Drain** – A receptacle designed to collect surface or storm water from an open area.

**Aspirator** – A fitting or device supplied with water or other fluid under positive pressure which passes through an integral orifice or constriction, causing a vacuum.

Section 6. Chapter 15.10 of the Gig Harbor Municipal Code is hereby repealed.

Section 7. A new chapter 15.10 is hereby added to the Gig Harbor Municipal Code, to read as follows:

### Chapter 15.10 UNIFORM MECHANICAL CODE

Sections:

15.10.010      Provisions adopted.

- 15.10.020 Appeals - Hearing examiner/building code advisory board.  
15.10.030 Expiration.  
15.10.040 Building Official – Administrative Authority

**15.10.010 Provisions adopted.** The Uniform Mechanical Code, 1997 Edition, including Appendix A, published by the International Conference of Building Officials, as amended by the Washington State Building Code Council in Chapter 51-42 WAC, is adopted for use within the City of Gig Harbor.

**15.10.020 Amendment to Section 110.1, Uniform Mechanical Code.** Section 110.1 of the Uniform Mechanical Code is amended as follows:

**Section 110.1 - BOARD OF APPEALS.** ~~In order to hear and decide appeals of orders, decisions or determinations made by the Administrative Authority relative to the application and interpretations of this code, there shall be and hereby is created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to mechanical design, construction and maintenance and the public health aspects of mechanical systems and who are not employees of the jurisdiction. The Administrative Authority shall be an ex officio member and shall act as secretary to said board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the the Administrative Authority. Requests for interpretations, appeals of administrative determinations, orders or decisions of the building official shall be heard by the Building Code Advisory Board pursuant to chapter 15.02 GHMC.~~

**15.10.030 Amendment to Section 114.4.1, Uniform Mechanical Code.** Section 114.4.1 of the Uniform Mechanical Code is amended as follows:

**114.4.1 Expiration.** Every permit issued by the ~~Administrative Authority~~ building official under the provisions of this code shall expire by limitation and become null and void under any of the following circumstances: (1) if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit; (2) or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days; (3) or if the work authorized by such permit has not been completed and a final inspection and approval has not been given within one year from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new

permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, than such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. ~~The Administrative Authority building official~~ may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**15.10.040 Amendment to Section 203.0 to the Uniform Mechanical Code.**  
Section 203.0 of the Uniform Mechanical Code is amended as follows:

**Section 203.0**

**-A-**

**ABSORPTION UNIT** is an absorption refrigeration system which has been factory –assembled and tested prior to its installation

**ACCESSIBLE** means having access to but which first may require the removal of an access panel, door or similar obstruction covering the item described.

**ACCESSIBLE, READILY** means capable of being reached safely and quickly for operation, repair or inspection without requiring those to whom ready access is requisite to climb over or remove obstacles, or to resort to the use of portable access equipment.

**Administrative Authority** is the city of Gig Harbor building official ~~individual official, board, department, or agency established and authorized by a state, county, city, or other political subdivision created by law to administer and enforce the provisions of the mechanical code as adopted or amended.~~ This definition shall include the ~~Administrative Authority's~~ city of Gig Harbor building official's duly authorized representative.

**AIR, COMBUSTION.** See COMBUSTION AIR

**AIR, CONDITIONED** is air which has been treated to achieve a desired level of temperature, humidity or cleanliness.

**AIR-HANDLING UNIT** is a blower or fan used for the purpose of distributing supply air to a room, space or area.

**AIR, MAKEUP** is air which is provided to replace air being exhausted.

**AIR-MOVING SYSTEM** is a system designed to provide heating, cooling or ventilation in which one or more air-handling units are used to supply air to a common space or are drawing air from a common plenum or space.

**AIR, OUTSIDE** is air from outside the building intentionally conveyed by openings or ducts to rooms or to conditioning equipment.

**AIR, RETURN** is air from the conditioned area that is returned to the conditioning equipment for reconditioning.

**AIR, SUPPLY** is air being conveyed to a conditioned area through ducts or plenums from a heat exchanger of a heating, cooling, absorption or evaporative cooling systems.

**APPLIANCE** is a device which utilizes fuel or other forms of energy to produce light, heat, power, refrigeration or air conditioning. This definition also shall include a vented decorative appliance.

**APPROVED**, as to materials, equipment and method of construction, refers to approval by the Administrative Authority as the result of investigation and tests by the Administrative Authority, or by reason of accepted principles or tests by national authorities, technical or scientific organizations.

**APPROVED AGENCY** is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the Administrative Authority.

**ASSEMBLY BUILDING** is a building or a portion of a building used for the gathering together of 50 or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking, dining, or awaiting transportation.

**AZEOTROPE** is a refrigerant blend comprising multiple components of different volatiles that, when used in refrigeration cycles, do not change volumetric composition or saturation temperature as they evaporate.

Section 8. Chapter 15.12 of the Gig Harbor Municipal Code is hereby repealed.

Section 9. A new chapter 15.12 is hereby added to the Gig Harbor Municipal Code, to read as follows:

## Chapter 15.12 UNIFORM FIRE CODE

### Sections:

- |           |   |
|-----------|---|
| 15.12.010 | Provisions adopted.   |
| 15.12.020 | Amendment to Section 103.1.4, Appeals.                            |
| 15.12.030 | Amendment to Section 104.2, Investigations.                       |
| 15.12.040 | Amendment to Article 2, Definitions – Additional.                 |
| 15.12.041 | Amendment to Article 2, Definitions – Chief.                      |
| 15.12.042 | Amendment to Article 2, Definitions – Fire Department.            |
| 15.12.050 | Amendment to Section 901.4.2, Fire apparatus access.              |
| 15.12.060 | Amendment to Section 902.2.2.1, Fire apparatus access dimensions. |
| 15.12.070 | Amendment to Section 902.2.2.3, Turning Radius                    |
| 15.12.080 | Amendment to Section 903.3, Type of water supply.                 |
| 15.12.090 | Amendment to Section 903.4.2, Required installations.             |

- 15.12.100 Amendment to Sections 1003.2.9, Fire sprinkler systems, Group R, Div. 1.
- 15.12.110 Amendment to Section 1007.2.9.1.1, Fire Alarm Systems.
- 15.12.111 Amendment to Section 1007.2.9.2, Fire Alarm Systems, Existing Buildings.
- 15.12.120 Establishment of limited in districts for storage of compressed natural gas.
- 15.12.130 Establishment of limits of districts in which storage of explosives and blasting agents is to be prohibited.
- 15.12.140 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is to be prohibited.
- 15.12.150 Establishment of limits in which bulk storage of liquefied petroleum gas is to be restricted.
- 15.12.151 Establishment of limits in which bulk storage of stationary tanks of flammable cryogenic fluids are prohibited.
- 15.12.152 Establishment of limits in which storage of hazardous materials is to be prohibited or limited.
- 15.12.160 Amendments to Section 8504, Abatement of Electrical Hazards.
- 15.12.170 Amendments to Appendix III-C, Testing Personnel
- 15.12.180 Amendment to Section 6.3, Appendix II-C, Pier Fire Flow.

**15.12.015 Provisions adopted.** The Uniform Fire Code, 1997 Edition, including Appendix Chapters I-A, II-A, II-C, II-D, II-E, II-F, III-A, III-B, III-C, IV-A, IV-B, V-A and VI-A, and the Uniform Fire Code Standards, published by the International Conference of Building Officials and the Western Fire Chiefs' Association, as amended by the Washington State Building Code Council in Chapter 51-44 and 51-45 of the WAC, with the exception of WAC 51-44-0900 and 51-44-1003.2.4.1, are adopted for use within the City of Gig Harbor.

**15.12.020 Amendment to Section 103.1.4, Uniform Fire Code.** Section 103.1.4 of the Uniform Fire Code is amended as follows:

**103.1.4 APPEALS.** ~~To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgement upon pertinent matters. The chief shall be an ex officio member and shall act as secretary of the board. The board of appeals shall be appointed by the executive body and shall hold office at their pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the fire chief, with a duplicate copy to the appellant. Requests for interpretations, appeals of administrative determinations, orders or decisions of the fire marshal shall be heard by the Gig Harbor Building Code Advisory Board pursuant to chapter 15.02 GHMC. The Gig Harbor Building Code Advisory Board shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.~~



**15.12.030      Amendment to Section 104.2, Uniform Fire Code.** Section 104.2 of the Uniform Fire Code is amended as follows:

**104.2 Investigations.** ~~The fire department~~ Fire Chief of Pierce County Fire District No. 5 or his/her designee is authorized to investigate promptly the cause, origin and circumstances of each and every fire ~~occurring in the jurisdiction in the City involving loss of life or injury to person or destruction or damage to property and, if it appears to the bureau of investigation that such fire is of suspicious origin, they are authorized to take immediate charge of all physical evidence relating to the cause of the fire and are authorized to pursue the investigation to its conclusion.~~ When any fire investigation indicates that the cause of the fire is determined to be suspicious or criminal in nature, the Fire Chief of Pierce County Fire District No. 5 or his/her designee shall immediately report the results of the investigation to the Police Chief and the Chief of the Washington State Patrol, through the state fire marshal .

~~The chief~~ Fire Chief of Pierce County Fire District No. 5 or his/her designee is authorized to investigate the cause, origin and circumstances of unauthorized releases of hazardous materials.

The City of Gig Harbor police department is authorized to assist the fire department in its investigation when requested to do so.

**15.12.040      Amendment to Article 2, Uniform Fire Code.** Section Article 2 of the Uniform Fire Code is amended as follows:

The following are additional definitions and abbreviations to those found in Article 2 of the Uniform Fire Code:

1.     "AWWA" means the American Water Works Association.
2.     "Building valuation data" means the Building Standards monthly publication issued by the International Conference of Building Officials.
3.     "Commercial areas" means any development with buildings other than dwellings or industrial structures. Questions arising in the interpretation of this definition, concerning whether a development is commercial shall be resolved by reference to the occupancy tables contained in the Uniform Fire Code.

4. "Corporation counsel," as used in the Uniform Fire Code, means the city attorney for Gig Harbor.
5. "Dead-end main" means a water main over 50 feet long and not being fed from both ends at the time of installation.
6. "Draft hydrant" means a mechanical device designed for the removal of water by a fire pumper by applying a negative pressure without going through the normal domestic water system.
7. "Expanding water system" means an approved, expanding water system which is undertaking new construction (definition follows) to provide water service to additional service connections. Any expanding water system shall install facilities sized to meet the necessary minimum design criteria for area being served. The expanding system shall show by plans submitted by a registered professional engineer how fire flow, if required, is to be provided and the plan shall be approved by the Gig Harbor public works department and the Gig Harbor fire marshal.
8. "Fire flow" means the flow of water required for fire-fighting at a specific building or within a specific area.
9. "Flush-type hydrant" means a hydrant installed entirely below grade.
10. "G.P.M." or "g.p.m." means gallons per minute.
11. Hydrant. "Hydrants" shall mean fire hydrants as approved by the city fire marshal. Special purpose adapters may be used with approval of the fire department.
12. "Industrial area" means manufacturing operations conducted in buildings of conventional design suitable for various types of manufacture.
13. "Inspector" of the fire department, or bureau of fire prevention, means personnel designated and assigned to perform the fire inspection functions by the fire marshal of Gig Harbor.
14. "Office of fire prevention and arson control," as used in the Uniform Fire Code and as amended in this chapter means that office as recognized by the city fire marshal to be able to perform the necessary functions of arson control.

15. "Private hydrant" means a fire hydrant situated and maintained to provide water for fire-fighting purposes with restrictions as to use. The location may be such that it is not readily accessible for immediate use by the fire department for other than certain private property.
16. "Public hydrant" means a fire hydrant so situated and maintained as to provide water for fire-fighting purposes without restriction as to use for the purpose. The location is such that it is accessible for immediate use of the fire department for all nearby property.
17. "Standby firemen," "fire watch," and "fire guard," as used in the Uniform Fire Code and as amended in this chapter means one or more experienced firefighters or other qualified persons, as required and approved by the Gig Harbor fire marshal. They shall be uniformed and have available the necessary fire protection equipment. Also see Section 2501.19 of the Uniform Fire Code.
18. "Substantial alteration" is any alteration, where the total cost of all alterations (including but not limited to electrical, mechanical, plumbing, and structural changes) for a building or facility within any 12-month period amounts to 60 percent or more of the appraised value.
19. "Transmission main" means a main used to transport water from a source to storage, source to source, source or storage to water main.
20. "Water authority" and "purveyor" means the city public works department, a water district, or other body legally supplying water in the area and approved by the city.
21. "Water main" means the piping used to deliver domestic water and water intended for fire protection.
22. "Yard system" means any extension from a transmission main and/or water main onto a development site.

**15.12.041 Amendment to Section 204 - C, Uniform Fire Code.** Section Article 204 - C of the Uniform Fire Code is amended as follows:

\* \* \*

**CHIEF** is the city of Gig Harbor Fire Marshal ~~chief officer~~ of the city of Gig Harbor Department of Planning and Building ~~fire~~

~~department~~ serving the jurisdiction or the chief officer's authorized representative. Except:

- a. Where reference is made to the investigation of cause, origin and circumstances of unauthorized releases of hazardous materials, the chief shall be the chief of Pierce County Fire District No. 5.
- b. Where reference is made to the investigation of cause, origin and circumstances of each and every fire occurring in the City of Gig Harbor determined to be suspicious or criminal in nature, the chief shall be the chief of Pierce County Fire District No. 5.

**CHIEF ENGINEER** is the chief.

**CHIEF OF POLICE or POLICE DEPARTMENT** is the ~~chief law enforcement officer~~ city of Gig Harbor Police Chief ~~of the jurisdiction or the chief law enforcement officer's~~ city of Gig Harbor Police Chief's authorized representative. **CHIEF OF THE BUREAU OF FIRE PREVENTION** is the ~~head of the fire prevention bureau~~ city of Gig Harbor Fire Marshal. Except:

- a. Where reference is made to the investigation of cause, origin and circumstances of unauthorized releases of hazardous materials, the chief shall be the chief of Pierce County Fire District No. 5.
- b. Where reference is made to the investigation of cause, origin and circumstances of each and every fire occurring in the City of Gig Harbor involving loss of life or injury to person or destruction or damage to property materials, the chief shall be the chief of Pierce County Fire District No. 5.

\* \* \*

**15.12.042 Amendment to Section 207 - F, Uniform Fire Code.** Section Article 207 - F of the Uniform Fire Code is amended as follows:

\* \* \*

**FIRE DEPARTMENT** is a ~~regularly organized fire department, fire protection district or fire company regularly charged with the responsibility of providing fire protection to the jurisdiction.~~ the city of Gig Harbor Department of Planning and Building. Except:

- a. Where reference is made to the investigation of cause, origin and circumstances of unauthorized releases of hazardous materials, the fire department shall be Pierce County Fire District No. 5.

- b. Where reference is made to the investigation of cause, origin and circumstances of each and every fire occurring in the City of Gig Harbor involving loss of life or injury to person or destruction or damage to property materials, the fire department shall be Pierce County Fire District No. 5.

\* \* \*

**15.12.050 Amendment to Section 901.4.2 Uniform Fire Code.** Section 901.4.2 of the Uniform Fire Code is amended as follows:

**Section 901.4.2 - Fire apparatus access roads.** When required by the ~~chief~~ city of Gig Harbor Fire Marshal, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

All private roads, recognized as a part of the addressing system of the City, shall be marked with road signs constructed and installed in accordance with Gig Harbor City Road Standards.

Costs of signs and their installation shall be the responsibility of the property owner and/or developer.

**15.12.060 Amendment to Section 902.2.2.1, Uniform Fire Code.** Section 902.2.2.1 of the Uniform Fire Code is amended as follows:

**902.2.2.1 Dimensions.**

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The minimum cleared vehicular roadway, driveway, or street, width shall be twelve (12) (3658 mm) feet from shoulder to shoulder for one single family residence. The minimum cleared vehicular roadway, driveway, or street, width shall be fifteen (15) (4572 mm) feet from shoulder to shoulder for one way traffic, and twenty-four (24) feet (7315 mm) minimum driving surface for two-way traffic in all developments other than one single family residence.

**EXCEPTIONS:**

1. Private roadways which serve less than 10 living units may be twenty (20) feet (6096 mm) in width from shoulder to shoulder for two way traffic when the roadway serves only R-1 or R-3 occupancies as defined in the Uniform Building

Code and the buildings and site improvements comply with the Special Hazards section of the currently adopted Uniform Fire Code.

2. Upon approval by the fire marshal, 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.
3. The use of fire protection features to reduce the required fire apparatus access may be considered by the fire marshal if a review by the fire department indicates that the use of fire protection features would provide an equivalent fire protection to that which would be provided had the full fire apparatus access be provided in accordance with this code. A site plan and letter stating the proposed method of fire protection shall be submitted to the fire marshal and fire department. The fire department must indicate approval of the proposed method of fire protection or an alternate method to that proposed before the fire marshal may approve the alternate method of fire protection.

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

**15.12.070 Amendment to Section 902.2.2.3, Uniform Fire Code.** Section 902.2.2.3 of the Uniform Fire Code is amended as follows:

**902.2.2.3 Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the city fire marshal. A minimum outside turning radius of forty-five (45) feet and a minimum inside turning radius of twenty (20) feet shall be provided for lanes, streets, driveways, and cul-de-sacs.

**15.12.080 Amendment to Section 903.3, Uniform Fire Code.** Section 903.3 of the Uniform Fire Code is amended as follows:

**903.3 Type of Water Supply.**

- A. Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the ~~chief~~ city of Gig Harbor Fire Marshal may be guided by shall use Appendix III-A of the Uniform Fire Code.

## **EXCEPTIONS:**

- 1. Dwellings.** The minimum fire flow requirements for one- and two-family dwellings (Group R Division 3), shall be 750 gallons per minute at 20 psi for a period of forty-five (45) minutes. Fire flow for buildings of three thousand six hundred (3600) square feet or more in floor area including attached garage, shall be one thousand (1,000) GPM for one (1) hour. Fire protection credits as described for buildings of 3600 square feet or more, duration of fire flow may be reduced to not less than forty-five (45) minutes when using fire protection credits as described in Table III of this Section. Table III may be used in lieu of providing fire flow for one- and two-family dwellings (Group R Division 3) when:

The cost of providing fire flow exceeds the cost of adding a hydrant to a water main capable of providing at least 500 GPM of fire flow to the building, portion of a building, or substantial alteration thereto. If the above fire flow can be provided by the addition of a hydrant, the hydrant shall be installed. When at least five hundred (500) GPM is available from an approved hydrant it shall be credited toward the required fire flow. The additional fire flow requirement may be provided by using fire protection credits as described in Table III in lieu of providing additional fire flow.

The use of fire protection features to reduce the required fire flow may be considered by the fire marshal if a review by the fire department indicates that the use of fire protection features would provide an equivalent fire protection to that which would be provided had the full fire flow be provided in accordance with this code. A site plan and letter stating the proposed method of fire protection shall be submitted to the fire marshal and fire department. The fire department must indicate approval of the proposed method of fire protection or an alternate method to that proposed before the fire marshal may approve the alternate method of fire protection.

- 2. Private Garages.** The minimum fire flow requirements for private garages (Group M Division 1) shall be seven hundred fifty (750) GPM for forty-five (45) minutes. Fire protection credits as described in Table III may be used in lieu of providing fire flow for private garages (Group M Division 1) when:

The cost of providing fire flow exceeds the cost of adding a hydrant to a water main capable of providing at least 500 GPM of fire flow to the building, portion of a building, or substantial alteration thereto. If the above fire flow can be provided by the addition of a hydrant, the

hydrant shall be installed. When at least five hundred (500) GPM is available from an approved hydrant it shall be credited toward the required fire flow. The additional fire flow requirement may be provided by using fire protection credits as described in Table III in lieu of providing additional fire flow.

However, fire flow is not required for a private garage meeting all of the following criteria:

- (i) It does not exceed two thousand five hundred (2,500) square feet; and
- (ii) it is accessory to a one- or two-family dwelling (Group R Division 3) that meets the requirements of this section; and
- (iii) it has setback from side and rear lot lines of at least twenty (20) feet, and at least ten (10) feet from other buildings on the same lot.

**3. Other Buildings.** Fire protection features consisting of approved monitored automatic sprinkler system, or fire resistive building construction as specified in Appendix III-A, of the Uniform Fire Code, may be used in lieu of providing the full fire flow required by Appendix III-A for all buildings other than one and two-family dwellings (Group R Division 3) or private garages (Group M Division 1).

- a. The reduction of required fire flow for approved monitored sprinkler systems may be up to 75%, as approved by the Fire Marshal. However, the minimum amount of fire flow required shall at no time be less than 1500 GPM except as noted in (b) below. Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above.
- b. When at least seven hundred fifty (750) GPM is available from an existing approved hydrant, it shall be credited toward the required fire flow. The additional fire flow requirement may be provided by using fire protection features such as approved monitored automatic sprinkler systems or fire resistive building construction as specified in Appendix III-A of the Uniform Fire Code in lieu of additional fire flow. The use of fire protection features to reduce the required fire flow



may be considered by the fire marshal if a review by the fire district indicates that the use of fire protection features would provide an equivalent fire protection to that which would be provided had the full fire flow be provided in accordance with this code. A site plan and letter stating the proposed method of fire protection shall be submitted to the fire marshal and fire department. The fire department must indicate approval of the proposed method of fire protection or an alternate method to that proposed before the fire marshal may approve the alternate method of fire protection. Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above.

4. ~~The use of any of the above exceptions to the fire flow and as prescribed in the Uniform Fire Code shall not be allowed if the fire protection is required for compliance with Uniform Building Code.~~

Table III  
Fire Protection Credits

<u>Options to Reduce Fire Flow (1)</u>	<u>(%) of Reduction</u>		
	<u>Group R-3 &amp; U-1</u>	<u>Group R-1</u>	
	<u>1-2 LV</u>	<u>3-4 LV</u>	<u>5+LV</u>
<u>Off Site Water (2)</u> <u>Building &lt; 3,600 sq.</u> <u>ft.</u>	<u>-35</u>	<u>-0</u>	<u>0</u>
<u>Building &gt; 3,600</u> <u>sq.ft.</u>	<u>-25</u>	<u>-0</u>	<u>0</u>
<u>NFPA* 13 sprinkler</u> <u>system (3)</u>	<u>-50</u>	<u>-50</u>	<u>0</u>
<u>NFPA* 13</u> <u>monitored system</u>	<u>-65</u>	<u>-75</u>	<u>0</u>

<u>(3)</u>			
<u>NFPA* 13 D/R sprinkler system (3)</u>	<u>-35</u>	<u>-50</u>	<u>0</u>
<u>Building &lt; 2,000 sq. ft.</u>	<u>-35</u>	<u>-0</u>	<u>0</u>
<u>30 ft. Min setback all PL ** (4)</u>	<u>-25</u>	<u>-20</u>	<u>20</u>
<u>60 ft. Min setback all PL ** (4)</u>	<u>-25</u>	<u>-30</u>	<u>30</u>
<u>Monitored fire alarm (3)</u>	<u>-25</u>	<u>-15</u>	<u>-0</u>
<u>One-hour construction (5)</u>	<u>-15</u>	<u>-20</u>	<u>-20</u>
<u>Class A or B roof</u>	<u>-15</u>	<u>-20</u>	<u>-20</u>
<u>60% brick/stone exterior</u>	<u>-15</u>	<u>-20</u>	<u>-20</u>

Notes: (1) Credits used for or with substantial alterations shall be applied to the entire structure.

(2) May be taken if the responding fire department has the capability to provide area-wide (not site-specific) off-site water.

(3) These reductions may not be taken together.

(4) These reductions may not be taken together. The 30 ft. and 60 ft. setbacks are from side and rear property lines. Front setback may be that allowed by the zoning of the property.

(5) Consists of a minimum of 1/2 inch type X drywall throughout the interior for Group R-3 occupancies. Other occupancy groups shall meet the requirements for one-hour construction in the building code.

\* National Fire Protection Association

\*\*Property lines

LV=living units

a. **Procedures for Compliance.** The following shall be required for site plan, subdivisions, short subdivisions and all water systems:

**(1) Requirements for formal subdivisions:**

(a) Upon submittal of site plan or preliminary plat, the applicant shall submit to the Gig Harbor Fire Marshal, a letter from the water authority addressing its willingness and ability to satisfy the requirements of this regulation.

(b) Prior to final plat approval, the following shall be required:

i Water system plans and specifications which comply with these regulations must be designed and stamped by a registered professional engineer. Said plans shall be signed by the purveyor and must be approved by, and filed with the Gig Harbor Fire Marshal and the Gig Harbor Public Works Department.

ii Water system plans shall be approved in writing by the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

iii) The approved water system shall be installed prior to final plat approval; however, this requirement may be waived if a bond or other security is posted and approved prior to said plat approval. The form of security, if other than a bond, shall be approved by the Gig Harbor City Attorney. The bond or security shall be in an amount sufficient to pay for the approved water system as determined by the Director of Public Works after consultation with the engineer who designed the system and the water authority who will supply the water. The bond amounts shall be not less than 125% of the estimated cost of improvement. The bond or other security shall be issued to the City of Gig Harbor and shall be approved by the Gig Harbor Public Works Director.

iv) Two (2) copies of the "as built" drawings shall be filed with the Gig Harbor Fire Marshal and Public Works Director, as well as test results showing the amount of fire flow at each hydrant at 20 p.s.i.

(c) When the distribution system is installed, said installation must be under the direction of a registered

professional engineer who shall certify that the construction of the system is in accordance with the approved design. In the event a bond is posted, installation of the system must be completed and operable, in accordance with this regulation, prior to occupancy or any other use of any structure.

**(2) Requirements of Short Subdivisions and Site Plan**

(a) Prior to approval of plat/site plan, the applicant shall submit to the Gig Harbor Fire Marshal a letter from the water authority if other than the City of Gig Harbor, addressing its willingness and ability to satisfy the requirements of this regulation. Water system plans and specifications which comply with these regulations must be designed and stamped by a registered professional engineer. Said plans shall be signed by the water authority and shall be filed with the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(b) Water system plans shall be approved in writing by the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(c) The approved water system must be installed prior to the issuance of a building permit; provided that this requirement may be waived if a bond or other security is posted and approved prior to said issuance. The form of security, if other than a bond, shall be approved by the Gig Harbor City Attorney. The amount of the bond or security shall be determined by the water authority supplying the water. The bond or other security shall be issued to the City of Gig Harbor and shall be approved by the Gig Harbor Public Works Director.

(d) After the system is installed, two (2) copies of the "as built" drawings shall be filed with the Gig Harbor Fire Marshal and Public Works Director, as well as test results showing the amount of fire flow at each hydrant at 20 p.s.i.

**(3) Requirements for Water System and Water Storage Plans.**

(a) Prior to approval of new developments, water system plans and specifications subject to these regulations, must be designed and stamped by a registered professional

engineer. Said plans shall be signed by the water authority and shall be filed with the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(b) Water storage and water system plans shall be approved in writing by the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(c) Prior to final approval, two (2) copies of "as built" drawings shall be filed with the Gig Harbor Fire Marshal and Gig Harbor Public Works Director, as well as test results showing the amount of fire flow at each hydrant at 20 p.s.i., as required by this ordinance.

**(4) Water authority responsibility.**

The water authority may be requested by the Gig Harbor Fire Marshal to indicate in writing its capability to provide water service, consistent with the standards contained in this chapter, to any building permit, subdivision, or short subdivision, site plan applicant, or to the City.

**15.12.090 Amendment to Section 903.4.2, Uniform Fire Code.** Section 903.4.2 of the Uniform Fire Code is amended as follows:

**903.4.2 Required installations.**

- A. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved by the city of Gig Harbor fire marshal. See Appendix III-B.  
EXAMPLE: Where access is provided by a dead end fire lane to within 150 feet of each portion of the building, the distance measured to a required fire hydrant from the end of the fire lane shall be as stated in TABLE A-III-B-1. IE: For a required fire flow of 1750 gpm the distance to a hydrant shall be (250 feet less 50 feet in accordance with footnote 4) or 200 feet. Note: The combined distance from a fire hydrant to the remote portion of the building in this example will be (200 feet plus 150 feet) or 350 feet.
- B. New or replaced water mains (water main repair excluded) shall be a minimum of eight (8") inches in diameter for dead-ends, and six (6") inches for circulating mains, provided that for dead-end cul-de-sacs, an eight (8") inch main need only extend to the last required fire hydrant and normal domestic mains may be installed thereafter to the remaining residences.

Hydrant leads less than fifty (50') feet in length shall be a minimum of six (6") inches in diameter. A dead end main which extends across a street only for the purpose of serving a hydrant shall be of a size capable of providing the required fire flow, but it shall not be less than (6") inches in diameter. All mains shall have hydrants and/or tees and valves installed to conform with this regulation, except that no hydrants, tees or valves shall be required along transmission mains. Any service connection made to a transmission main may require that a hydrant or hydrants be installed, pursuant to Table IX, Fire Hydrant Spacing.

- C. Standard hydrants shall have not less than five (5") inch main valve openings (MVO) with two (2) two-and-one-half (2-1/2") inch outlet ports and one four-and-one-half (4-1/2") inch steamer outlet. All two and one-half (2-1/2") inch outlet ports and the steamer port outlet shall have National Standard Threads that correspond with and meet the approval of the fire department. Hydrants shall meet the City of Gig Harbor Public Works Department Standards. All four-and-one-half-inch (4-1/2") outlet ports shall have five (5") inch storz fittings.
- D. There shall be an auxiliary gate valve installed to permit the repair and replacement of the hydrants without disruption of water service.
- E. Hydrants shall stand plumb and be set to the finished grade. The bottom of the lowest outlet of the hydrant shall be no less than eighteen (18") inches above the finished grade, and the bottom of the ground flange shall be a minimum of one (1") inch above finished grade. There shall be thirty-six (36") inches of clear area about the hydrant for operation of a hydrant wrench on the outlets and on the control valve. The pumper port shall face the street. Where the street cannot be clearly defined or recognized, the port shall face the most likely route of approach and the location of the fire truck while pumping, as determined by the Gig Harbor Fire Marshal.
- F. Hydrants shall not be obstructed by any structure or vegetation, or have the visibility impaired for a distance of fifty (50') feet in the direction of vehicular approach to the hydrant.

- G. Hydrants are to be accessible for fire department pumpers.
- H. Fire hydrants located in areas subject to regular private, commercial or industrial motor vehicle traffic shall be protected against vehicle damage by curbs, space separation, grade-level changes, guard posts, or other means acceptable to the Fire Marshal.
- I. All hydrants shall be subject to testing and inspection by the fire department, subject to reasonable notice and scheduling with the water authority.
- J. Fire Hydrant Spacing. The following table specifies the maximum permissible spacing between hydrants:

TABLE IX

<u>Type of Development</u>	<u>Hydrant Spacing**</u>
<u>Subdivisions and Short Subdivision - Limited to Single Family Dwellings</u>	<u>600 feet</u>
<u>Multiple Dwelling - Low Density Twelve or Less Units Per Acre</u>	<u>500 feet</u>
<u>Commercial and Multiple Dwelling High Density - More than Twelve Units Per Acre</u>	<u>400 feet</u>
<u>Industrial, Hospitals, Shopping Centers, Schools, Areas of More Than 20 Commercial Establishments</u>	<u>300 feet</u>

Notes:

\*\*Spacing shall be measured along a pathway required for the fire department to lay the fire hose. This spacing shall be determined by the Gig Harbor Fire Marshal.

Where possible hydrants shall be located at street intersections, except that in no event shall any hydrant be more than three hundred (300') feet from the center of the frontage of any lot except on dead-end cul-de-sacs with dwellings only. When the dead end cul-de-sac exceeds six hundred (600') feet from the center of the intersection to the end of the cul-de-sac, a hydrant shall be located at the intersection and additional hydrant(s) will be required. The hydrant(s) shall be located three hundred (300') feet from the center of the frontage from the last lot on the cul-de-sac, and shall comply with the maximum spacing requirements listed above.

**1. Commercial building requirements.**

A. All new commercial buildings and substantial alterations (A substantial alteration shall be defined as occurring when the value of construction is in excess of 60% of the building valuation as determined by the latest Pierce County Assessor's valuation) to existing buildings shall be provided with water mains and fire hydrants capable of supplying the required fire flow. Hydrants and mains shall be operational prior to bringing combustible materials to the site.

B. Change of occupancy from a lower to a higher classification per the Uniform Building Code shall require that the existing building be provided with water mains and fire hydrants capable of supplying the required fire flow per this ordinance.

C. Commercial buildings and additions so located that a portion is more than one hundred fifty (150') feet from a street property line as measured by vehicular travel shall have mains extended to them, with fire hydrants, capable of supplying the required fire flow in accordance with Appendix III-A and III-B of the Uniform Fire Code as adopted by the city of Gig Harbor. See Section 903.4.2, UFC as amended by Section 15.12.090 of the Gig Harbor Municipal Code.

D. The number of fire hydrants required shall be determined on an average of three hundred (300') feet, computed on an imaginary perimeter that is parallel to and fifty (50') feet from the building or group of buildings. The number of fire hydrants required shall be increased by one for each story over two stories and basement.

E. The fire marshal shall determine the location of fire hydrants depending on utility, topography and building location. Hydrants shall be a minimum of fifty (50') feet out from the building except when it is impractical due to topography or property lines.

1) Fire flow criteria. Required fire flows determined by the fire marshal shall be based on criteria set forth in Appendix III-A of the Uniform Fire Code as currently adopted by the city of Gig Harbor.

**EXCEPTIONS:**

1. This requirement shall not apply to those projects which have previously received approval (and conform to the standards in effect at the time of installation) for adequacy of water or water supply in regards to fire flow from the City of Gig Harbor as of the effective date of the ordinance codified in this section.



2. This requirement shall not apply to those projects where it has been documented to be impractical due to topography, property lines or other site conditions and when alternate methods of protection are provided as approved by the Fire Marshal.

F. The location of all water mains, fire hydrants, and valves to be installed shall be properly and accurately marked on identifiable plans of drawings, which shall be prepared by a registered professional engineer. Two copies of all plans or drawings shall be furnished to the Gig Harbor Fire Marshal and Public Works Director prior to installation.

G. After construction is completed, two copies of the "As Built" drawings shall be filed with the Gig Harbor Fire Marshal and Public Works Director, as well as test results showing the amount of fire flow at each hydrant at 20 p.s.i.

**15.12.100 Amendment to Section 1003.2.9, Uniform Fire Code.** Section 1003.2.9 of the Uniform Fire Code is amended as follows:

**Section 1003.2.9 Group R, Division 1 Occupancies.**

A. Policy and Purpose. The city council finds that automatic fire sprinkler systems are now technologically and economically viable and can help to reduce the loss of life and property due to fire, and are therefore reasonably necessary in order to protect the public health, safety and welfare.

B. An automatic sprinkler system shall be installed throughout every apartment house ~~three or more stories in height or containing 16 or more dwelling units, every congregate residence three or more stories in height or having an occupant load of 20 or more, and every hotel three or more stories in height or containing 20 or more guest rooms.~~ building classified as a Group R, Division 1 Occupancy which exceeds 5,000 square-feet or exceeds two (2) stories in height or containing (5) or more dwelling units, every congregate residence three or more stories in height or having an occupant load of more than 10, and every hotel and motel which contains six (6) or more guest rooms (e.g., for the purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories.). Residential or quick-response standard sprinkler heads shall be used in the dwelling unit and guest room portions of the building. The automatic fire sprinkler system may be installed in accordance with the requirements of Uniform Building Code Standard No. 9-3 for all existing buildings housing Group R, Division 1 occupancies,

which are four or less stories in height. In buildings housing Group R, Division 1 occupancies over four stories in height, the sprinkler system shall be installed in accordance with the requirements of Uniform Building Code Standard 9-1. A Uniform Building Code Standard 9-3 system is to be installed in buildings with a height to highest humanly-occupied floor less than 75 feet above lowest fire department access. For the purpose of this Section, area separation walls shall not define separate buildings.

C. Sprinkler Installation Requirements.

1. Automatic sprinklers shall be installed, tested and approved in all existing hotels and motels within five years of the effective date of this section. Those existing hotels and motels which are within annexed areas after the effective date of this ordinance shall have automatic sprinklers installed, tested and approved within five years after the effective date of the annexation.
2. An automatic sprinkler system, in accordance with this section, shall be required to be installed immediately whenever:
  - a. A building classified as a Group R, Division 1 (as defined in subsection B of this section) occupancy is being substantially remodeled or renovated (Substantially remodeled or renovated shall be defined as occurring when the value of construction is in excess of 60% of the building valuation as determined by the latest Pierce County Assessor's valuation); or
  - b. A building classified as a Group R, Division 1 occupancy incurs a fire with substantial damage (Substantial damage shall be defined as occurring when the damage or loss valuation as estimated by Pierce County Fire Department No. 5 or the fire marshal is in excess of 60% of the building valuation as determined by the latest Pierce County Assessor's valuation).
3. In the event there is a conflict between any provisions of this section and the provisions of the last adopted I.C.B.O. Uniform Building Code or the Uniform Fire Code, the more restrictive (greatest protection) provisions shall apply.

**15.12.110 Amendment to Section 1007.2.9.1.1, Uniform Fire Code.** Section 1007.2.9.1.1 of the Uniform Fire Code is amended as follows:

**Section 1007.2.9.1.1. General.** Group R Occupancies shall be provided with fire alarm systems in accordance with Section 1007.2.9. Group R, Division 1 Occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height, or two or more stories in height with a basement, or containing 16 or more than 5 dwelling units, and every in hotels and motel which contains six (6) or more guest rooms and in congregate residences three or more stories in height or containing 20 or more guest rooms, and in congregate residences three or more stories in height or having an occupant load of 20 or more. See also Section 1007.2.12. A fire alarm and communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building.

**EXCEPTIONS:**

1. A manual fire alarm system need not be provided in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit directly to a public way, exit court or yard, exterior stairway or exterior exit balcony.
2. A separate fire alarm system need not be provided in buildings which are protected throughout by an approved supervised fire sprinkler system installed in accordance with the Building Code Uniform Building Code Standard No. 9-1 and having a local alarm to notify all occupants.

Alarm systems for Group R, Division 1 Occupancies having interior corridors serving as a required exit for an occupant load of ten or more shall consist of not less than an approved and listed system-type smoke detector installed within such corridors in accordance with the manufacturers instructions. When activated, such detectors shall initiate an alarm audible throughout the building.

The fire alarm system for Group R, Division 1 Occupancies other than those specified above shall be provided with manual sending stations or equivalent alternate protection in location as required by the city fire marshal.

An approved and listed system-type automatic heat detector shall be installed within common areas such as recreational rooms, laundry rooms and furnace rooms of buildings containing Group R, Division 1 Occupancies.

The detectors shall be installed on the ceiling or wall of such rooms in accordance with the manufacturer's installation instructions and, when activated, shall initiate an alarm which is audible throughout the building.

For the purpose of this Section, area separation walls shall not define separate buildings.

**15.12.111 Amendment to Section 1007.2.9.2, Uniform Fire Code.** Section 1007.2.9.2 of the Uniform Fire Code is amended as follows:

**Section 1007.2.9.2 Existing Group R Occupancies.**

**1007.2.9.2.1 General.** Existing Group R Occupancies not already provided with single-station smoke detectors shall be provided with approved single-station smoke detectors. Installation shall be in accordance with Section 1007.2.9.2

**1007.2.9.2.2 Installation.** Approved single-station smoke detectors shall be installed in existing dwelling units, congregate residences, and hotel and lodging house guest rooms.

**1007.2.9.2.3 Power Source.** In Group R Occupancies, single-station smoke detectors shall be either battery operated or may receive their primary power from the building wiring provided that such wiring is served from a commercial source. ~~When power is provided by the~~ The building wiring, the wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Building owners or their agents shall identify the smoke detectors which are not wired to the primary building wiring, and shall install new smoke detectors with approved wiring to comply with this requirement. Notification of compliance shall be sent to the Gig Harbor building official/fire marshal.

**1007.2.9.2.4 Locations within existing Group R Occupancies.** In dwelling units, hotel, lodging house and congregate residences, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each separate sleeping area. Where sleeping rooms are on an upper level, the detector shall be placed at the ~~center of the ceiling of the upper level in close proximity to~~ directly above the stairway. Where the ceiling height of a room open to the hallway serving the sleeping room exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall also be installed in the basement of dwelling units having a

stairway which opens from the basement into the dwelling. Additional detectors shall be located in each room used as a sleeping room.

~~In hotel, lodging house and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of each sleeping room.~~

All detectors shall be located in accordance with approved manufacturer's instructions and in conformance with the Uniform Building Code Standards. When actuated, the detector shall provide an alarm in the dwelling unit or guest room.

**15.12.120 Establishment of limits of districts in which storage of compressed natural gas is to be prohibited.** The limits referred to in Section 5204.5.2 of the Uniform Fire Code, in which storage of compressed natural gas is prohibited, are established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other city codes.

**15.12.130 Establishment of limits of districts in which storage of explosives and blasting agents is to be prohibited.** The limits referred to in Section 7701.7.2 of the Uniform Fire Code, in which storage of explosives and blasting agents is prohibited, are established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other city codes.

**15.12.140 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited.** The limits referred to in Section 7902.2.2.1 and 7904.2.5.4.2 of the Uniform Fire Code, in which storage of flammable or combustible liquids is restricted are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other city codes.

**15.12.150 Establishment of limits in which storage of liquefied petroleum gas is prohibited.** The limits referred to in Section 8204.2 of the Uniform Fire Code, in which bulk storage of liquefied petroleum gas is restricted, are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other Gig Harbor city codes.

**15.12.151 Establishment of limits of districts in which the storage of stationary tanks of flammable cryogenic fluids are to be prohibited.** The limits referred to in Section 3-1.5 of the Uniform Fire Code Standard 80-3 in the storage of flammable cryogenic fluids in stationary containers is restricted, are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other Gig Harbor city codes.

**15.12.152 Establishment of limits of districts in which the storage of hazardous materials is to be prohibited or limited.** The limits referred to in Section 8001.1.1 of the Uniform Fire Code, in which the storage of hazardous materials is limited, are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other Gig Harbor city codes.

**15.12.160 Amendment to Section 8504, Uniform Fire Code.** Section 8504 of the Uniform Fire Code is amended as follows:

**Section 8504 - Abatement of Electrical Hazards.** When electrical hazards are identified, measures to abate such conditions shall be taken. Identified hazardous electrical conditions in permanent wiring or temporary wiring corrected in cooperation with the authority enforcing the Electrical Code. A final inspection and certificate of occupancy will not be issued by the City of Gig Harbor Department of Planning and Building without receipt of documentation showing that the Washington State Division of Labor and Industries has provided all necessary electrical inspections to identify and obtain the correction of any electrical hazards as defined by the Washington State Electrical Code. Such inspections shall include, but are not limited to:

- A. underground work prior to cover;
- B. roughing in wiring prior to cover;
- C. final prior to occupancy; and,
- D. other requested inspections when a hazard has been identified by the Gig Harbor Fire Marshal or his/her authorized representative.

Electrical wiring, devices, appliances and other equipment which are modified or damaged and constitute an electrical shock or fire hazard shall not be used.

**15.12.170 Amendment to Appendix III-C, Uniform Fire Code.** Appendix III-C of the Uniform Fire Code is amended as follows:

**Section 1 General** Inspection, testing and maintenance of water-based fire-protection systems shall be in accordance with UFC Appendix Standard A-III-C-1. The tests established by Appendix III-C shall be conducted by a person qualified to perform the full testing procedure for the particular system or device being tested. The owner shall bear the cost of such tests.

**15.12.180 Amendments to Section 6.3, Appendix II-C Uniform Fire Code.** Section 6.3, Appendix II-C of the Uniform Fire Code is amended as follows:

**6.3 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 ~~chief~~ City of Gig Harbor Fire Marshal. Such roads and water systems shall be provided and maintained in accordance with Sections 902.2 and 903. The minimum fire flow at each hose station shall be 500 gpm at 20 psi (65 gpm at 100 psi or 80 gpm at 80 psi).

**EXCEPTION:** A fire flow analysis in conformance to the 1974 ISO Guide or an NFPA-approved method of analysis may be submitted to the Gig Harbor Fire Marshal for approval.

[See printed copy of Appendix A, Section #15.12.090; fig. 15.12.090 attached]

Section 10. Chapter 15.32 of the Gig Harbor Municipal Code is hereby repealed.

Section 11. A new chapter 15.32 is hereby added to the Gig Harbor Municipal Code, to read as follows:

Chapter 15.32  
WASHINGTON STATE ENERGY CODE

Sections:

- 15.32.005 Ventilation and indoor air quality code adopted.
- 15.32.010 Energy code adopted.
- 15.32.011 Nonresidential Energy Code adopted.

**15.32.005 Ventilation and indoor air quality code adopted.** The Washington State Ventilation and Indoor Air Quality Code as adopted by the Washington State Building Code Council

(WSBCC), and published as Chapter 51-13 WAC is adopted by reference for use within the city of Gig Harbor.

**15.32.010 Energy code adopted.** The Washington State Energy Code as adopted by the Washington State Building Code Council (WSBCC), and published as Chapter 51-11 WAC is adopted by reference for use within the city of Gig Harbor.

**15.32.011 Nonresidential Energy Code adopted.** The Nonresidential Energy Code as adopted by the Washington State Building Code Council (WSBCC), and published as Chapters 51-11 through 51-20 WAC, is adopted by reference for use within the city of Gig Harbor.

Section 12. Section 15.18.002 of the Gig Harbor Municipal Code, is hereby amended to read as follows:

**15.18.02 Violations.**

A. Building Code Violation. Building code violations are described in the Uniform Building Code (UBC) Section ~~205~~ 103, as the same now exists or may hereafter be amended.

B. Plumbing Code Violation. Plumbing code violations are described in the Uniform Plumbing Code (UPC) Section ~~20.3~~ 102.3.1, as the same now exists or may hereafter be amended.

C. Mechanical Code Violation. Mechanical code violations are described in the Uniform Mechanical Code (UMC) Section ~~204~~ 111, as the same now exists or may hereafter be amended.

D. Fire Code Violation. Fire code violations are described in the Uniform Fire Code (UFC) Article ~~3~~ 103.4, as the same now exists or may hereafter be amended.

E. Energy Code Violation. Energy code violations are described in WAC 51-11-0106, as the same now exists or may hereafter be amended.

F. Indoor Air Quality Violation. Indoor Air Quality code violations are described in WAC 51-13-107, as the same now exists or may hereafter be amended.

G. Additional Violations. In addition to the above, it is a violation of GHMC Title 15 to:

1. Remove or deface any sign, notice, complaint or order required by or posted in accordance with this chapter;
2. To misrepresent any material fact in any application, plans or other information submitted to obtain any building or construction authorization;
3. Fail to comply with any of the requirements of GHMC Title 15, including any requirement of the Uniform Codes and state codes adopted by reference herein.



Section 13. Severability. If any section, sentence, clause or phrase of this ordinance should be 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, sentence, clause or phrase of this ordinance.

Section 14. Copies of the 1997 editions of the Uniform Building Code, the Uniform Fire Code, the Uniform Mechanical Code, Uniform Plumbing Code and the Washington Administrative Code chapters 51-11, 51-13, 51-19, 51-20, 51-26, 51-40, 51-42, 51-44 and 51-45, as adopted by reference in this ordinance, are hereby filed with this ordinance with the City Clerk.

Section 15. Effective Date - This ordinance, after publication, shall be effective on July 1, 1998, to coincide with the effective date of the State Building Code, on July 1, 1998, as adopted by the State Legislature.

APPROVED:

\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Molly Towslee, City Clerk

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY \_\_\_\_\_  
FILED WITH THE CITY CLERK: 5/15/98  
PASSED BY THE CITY COUNCIL: 6/8/98  
PUBLISHED: 6/17/98  
EFFECTIVE DATE: 7/1/98  
ORDINANCE NO. 792

**SUMMARY OF ORDINANCE NO. 792  
of the City of Gig Harbor, Washington**

On June 8, 1998 the City Council of the City of Gig Harbor, Washington, approved Ordinance No. 792, the summary of text of which is as follows:

**AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING THE WASHINGTON STATE BUILDING CODE, including the 1997 editions to the Uniform Building Code, Including Appendix 29, Uniform Fire Code, Including Appendix II-A, IV-A, IV-B, Uniform Plumbing Code, Including Appendix I, Uniform Mechanical Code, Including Appendix A, Uniform Code For the Abatement of Dangerous Buildings, and the Amendments to These Codes in the Washington Administrative Code (Chapters 51-11, 51-13, 51-19, 51-20, 51-40, 51-42, 51-44 and 51-45 with the exception of WAC 51-44-0980 and 51-44-1003.2.4.1), Allowing Any Person to Request an Interpretation of the Building Code From the Board of Appeals, Requiring Building Permits For Installation of Signs, Specifically Defining Those Signs Exempt From Building Permit Requirements, Requiring E-1 Occupancies to Have Auto-Fire Sprinkler Systems, Requiring a Higher Fire Resistive Construction, the Use of Additional Fire Walls and a Higher Fire Flow For New or Substantially Remodeled Buildings, Clarifying The Interpretation of Appendix III-B to the UFC For Fire Hydrant Spacing, Clarifying the Requirement That All Existing Hotels and Motels have Auto Fire Sprinkler Systems Installed Within Five Years After the Effective Date of This Ordinance or the Effective Annexation Date; Repealing Chapters 15.06, 15.08, 15.10, 15.12, and 15.32; Adding New Chapters 15.06, 15.08, 15.10, 15.12, and 15.32 and Amending Sections 15.18.002 and 15.02.010 of the Gig Harbor Municipal Code, and Providing an Effective date.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR:

The full text of this ordinance will be mailed upon request.

APPROVED by the City Council at their regular meeting of June 8, 1998.

BY:

Molly M. Towslee, City Clerk