

**CITY OF GIG HARBOR  
ORDINANCE NO. 693**

**AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING THE WASHINGTON STATE BUILDING CODE, including the 1994 editions to the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code, the Washington Administrative Code amendments to these 1994 Uniform Codes as well as the WAC amendments to the 1991 Uniform Plumbing Codes, certain code standards and local amendments; repealing chapters 15.06, 15.08, 15.10, 15.12, 15.20, 15.24, 15.28 and 15.36, and adding new chapters 15.06, 15.10, 15.12 and 15.36 to the Gig Harbor Municipal Code, declaring an emergency and providing an effective date.**

**WHEREAS**, the Washington State Legislature has adopted the 1994 editions to the Uniform Building, Fire and Mechanical Codes, together with certain Washington Administrative Code ("WAC") amendments and uniform code standards; and,

**WHEREAS**, the State also adopted new WAC amendments to the 1991 Uniform Plumbing Code; and

**WHEREAS**, the Codes as amended will become effective in all cities and counties in the State of Washington on June 30, 1995; and,

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

**WHEREAS**, Title 15 of the Gig Harbor Municipal Code contains regulations which are either outdated or duplicative of other sections in the City's Zoning Code (chapters 15.20, 15.24, 15.28) and should therefore be repealed; and

**WHEREAS**, the Gig Harbor City Council finds that the adoption of the 1994 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). Chapter 15.06 of the Gig Harbor Municipal Code is hereby repealed.

Section 2). 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.
- 15.06.020 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.
- 15.06.050 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, 1994 Edition, including Appendix Chapters 15 and 33, and the Uniform Building Code Standards, 1994 Edition, published by the International Conference of Building Officials, and as amended by the State of Washington as Chapter 51-30 Washington Administrative Code, are adopted for use within the City of Gig Harbor.

**15.06.020 Uniform Code for the Abatement of Dangerous Buildings Adopted.** The Uniform Code for the Abatement of Dangerous Buildings, 1994 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.** Appeals of administrative determinations, orders or decisions of the building official shall be heard by the Board of Appeals pursuant to chapter 15.02 GHMC. 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 is hereby created a board of appeals consisting of members who are qualified by experience and trained 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 of and shall act as secretary to said board but shall have no vote on any matter before the 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 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.

**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) To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the ~~code enforcement agency for that purpose~~ City. Every such application shall:
  - i) Identify and describe the work to be covered by the permit for which application is made;
  - ii) 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;
  - iii) Indicate the use or occupancy for which the proposed work is intended;
  - iv) Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 106.3.2;
  - v) State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building;
  - vi) Be signed by the applicant, or the applicant's authorized agent;
  - vii) The property owner's name, address and phone number;
  - viii) The prime contractor's business name, address, phone number, current state contractor registration number;
  - ix) Either:
    - (1) the name, address and phone number of the office of the lender administering the interim construction financing, if any, or
    - (2) 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.

- x) Any information required to demonstrate compliance with the State Environmental Policy Act, as adopted by the City under Title 18 GHMC.
      - xi) 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 complete for the purposes of vesting. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.

**15.06.050. 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.**

- A. 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) 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 substantial construction as determined by the building official has taken place; and provided further than such suspension, 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.

B. Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he 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 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.

**15.06.060 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. A fee for each permit shall be paid to the City of Gig Harbor in the amount set forth in Title 3.40 of the Gig Harbor Municipal Code.

B. 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.

**15.06.070 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.**

A. Group R, Division 1 Occupancies shall be provided with an approved 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~~ more than five (5) dwelling units, 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 in accordance with the Fire Code. 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 U.B.C. Standard No. 9-1 and having a local alarm to notify all occupants.

B. The alarm signal shall be a distinctive sound which 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.

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

**15.06.080 Amendment to Section 904.2.8, Uniform Building Code.** Section 904.2.8 of the Uniform Building Code is amended as follows:

**904.2.8 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 two (2) three or more 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 than 10, and every hotel and motel ~~three or more stories in height containing 20 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 sprinklers shall be used in the dwelling units and guest room portions of the building.

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

**15.06.090 Amendment to Section 1006.3, Uniform Building Code.** Section 1006.3 of the Uniform Building Code, is amended as follows:

**1006.3 Rise and Run.**

A. The rise of steps shall not be less than 4 inches (102 mm) or greater than ~~7 1/2 inches (190 mm)~~ 7 inches (178 mm). Except as permitted in Sections 1006.4 and 1006.6, the run shall not be less than ~~10 inches (254 mm)~~ 11 inches (279 mm), as measured horizontally between the vertical planes of the furthermost projections of adjacent treads. Except as permitted in Section 1006.4, 1006.5 and 1006.6, the largest tread run within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). The greatest riser height 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 furthermost 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 3). Chapter 15.08 of the Gig Harbor Municipal Code is hereby repealed.

Section 4). 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	Permit fees.
15.08.030	Appeals - Hearing examiner/building code advisory board.
15.08.040	Expiration.

**15.08.010 Provisions Adopted.** The Uniform Plumbing Code, 1991 Edition, including Appendix Chapters A, B, D and H, and the Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials and as amended by the State of Washington as Chapters 51-26 and 51-27 WAC (including the State of Washington Water Conservation Performance Standards) are adopted for use within the city of Gig Harbor.

**15.08.020 Amendment to Section 30.3 (d), Uniform Plumbing Code.** Section 30.3 (d) of the Uniform Plumbing Code is amended as follows:

**30.3 (d) 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 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 180 days; (3) or if the work authorized by such permit has not been completed and a final inspection has not been given and a certificate of occupancy has not been 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 substantial construction as determined by the building official has taken place; 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 he may commence work under that permit when he 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 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.

**15.08.030 Amendment to Section 30.4 (a), Uniform Plumbing Code.** Section 30.4 (a), Uniform Plumbing Code is amended as follows:

**30.4 (a) Permit Fees.** The fee for each permit shall be as set forth in Table 3-A. A fee for each permit shall be paid to the City of Gig Harbor in the amount set forth in Title 3.40 of the Gig Harbor Municipal Code.

**15.08.040 Amendment to Section 201 to the Uniform Plumbing Code.** Section 201 of the Uniform Plumbing Code is amended as follows:

**Section 201 (i) APPEALS.** Appeals of administrative determinations, orders or decisions of the building official shall be heard by the Board of Appeals pursuant to chapter 15.02 GHMC. 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 is hereby created a board of appeals consisting of members who are qualified by experience and trained 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 of and shall act as secretary to said board but shall have no vote on any matter before the 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.

Section 5). Chapter 15.10 of the Gig Harbor Municipal Code is hereby repealed.

Section 6). 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.
15.06.020	Permit fees.
15.10.030	Appeals - Hearing examiner/building code advisory board.
15.10.040	Expiration.

**15.10.015 Provisions adopted.** The Uniform Mechanical Code, 1994 Edition, including Chapter 13, Fuel Gas Piping, Appendix B, published by the International Conference of Building Officials, as amended by the State of Washington in Chapter 51-32 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.** Appeals of administrative determinations, orders or decisions of the building official shall be heard by the Board of Appeals pursuant to chapter 15.02 GHMC.

~~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 is hereby 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 this jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the 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.~~

**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 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 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 180 days; or (3) if the work authorized by such permit has not been completed and a final inspection has not been given and a certificate of occupancy 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 substantial construction as determined by the building official has taken place; and provided further than such suspension, abandonment has not exceeded one year. 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 115.2, Uniform Mechanical Code.** Section 115.2, Uniform Mechanical Code is amended as follows:

**115.2 Permit Fees.** The fee for each permit shall be as set forth in Table 3-A. A fee for each permit shall be paid to the City in the amount set forth in Title 3.40 of the Gig Harbor Municipal Code.

Section 7). Chapter 15.12 of the Gig Harbor Municipal Code is hereby repealed.

Section 8). 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.
15.12.050	Amendment to Section 901.4, 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 1003.2.8, Fire sprinkler systems, Group R, Division 1.
15.12.110	Amendment to Section 1007.2.9.1.1, Fire Alarm Systems.
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.
15.12.160	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, 1994 Edition, including Appendix Chapters I-A, II-C, II-E, II-F, III-A, III-B, III-C, 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 State of Washington in Chapter 51-34 of the WAC, with the exception of WAC 51-34-0902 and 51-34-1003.2.8, 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.** Appeals of administrative determinations, orders or decisions of the building official shall be heard by the Board of Appeals pursuant to chapter 15.02 GHMC. 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 judgment upon such matters. The board of appeals shall be appointed by the executive 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 fire chief with a duplicate copy to the appellant.

**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 may be requested by the Gig Harbor Fire Marshal to assist in the investigation to determine ~~is authorized to investigate promptly the cause, origin and circumstances of each and every fire occurring in the jurisdiction involving loss of life or injury to person or destruction or damage to property and, if it appears to the bureau of investigation Gig Harbor Fire Marshal that such fire is of suspicious origin, they~~ the Gig Harbor Fire Marshal is ~~are~~ authorized to take immediate charge of all physical evidence relating to the cause of the fire and is ~~are~~ authorized to pursue the investigation to its conclusion.

- (1) The chief is authorized to investigate the cause, origin and circumstances of unauthorized releases of hazardous materials.

~~The police department Gig Harbor Police Department is authorized to assist the fire department in its investigations when requested to do so.~~

- b. The Fire Marshal is authorized to investigate promptly the cause, origin and circumstances of each and every fire occurring within the City of Gig Harbor boundaries and

involving loss of life or injury to persons or destruction to or damage of property. If the Fire Marshal has reasonable cause to believe that arson or criminal activity is connected with the fire, then the Fire Marshal will report his findings to the Gig Harbor Police Department. The Fire Marshal shall assist the Gig Harbor Police Department throughout the investigation.

c. The Gig Harbor Fire Marshal or in his absence the Gig Harbor Police Chief, is authorized to request assistance by other approved inspection agencies in making fire investigations if after preliminary investigation, the Fire Marshal has reasonable cause to believe that arson or criminal activity is connected with the fire, or if a fatality is involved.

**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:

- i) "AWWA" means the American Water Works Association.
- ii) "Building valuation data" means the Building Standards monthly publication issued by the International Conference of Building Officials.
- iii) "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.
- iv) "Corporation counsel," as used in the Uniform Fire Code, means the city attorney for Gig Harbor.
- v) "Dead-end main" means a water main over 50 feet long and not being fed from both ends at the time of installation.
- vi) "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.
- vii) "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.

- viii) "Fire chief," "chief," or "chief of the fire prevention bureau," as used in the Uniform Fire Code, means the fire marshal of Gig Harbor.
- ix) "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. Where referenced within this code the fire department shall mean the Department of Planning and Building.
- x) "Fire flow" means the flow of water required for fire-fighting at a specific building or within a specific area.
- xi) "Fire marshal" means the city fire marshal or his appointee.
- xii) "Flush-type hydrant" means a hydrant installed entirely below grade.

12. "G.P.M." or "g.p.m."means gallons per minute.

13. 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.

14. "Industrial area" means manufacturing operations conducted in buildings of conventional design suitable for various types of manufacture.

15. "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.

16. "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.

17. "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.

18. "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.
19. "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 firemen 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.
20. "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.
21. "Transmission main" means a main used to transport water from a source to storage, source to source, source or storage to water main.
22. "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.
23. "Water main" means the piping used to deliver domestic water and water intended for fire protection.
24. "Yard system" means any extension from a transmission main and/or water main onto a development site.

**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:

**901.4.2 Fire apparatus access roads.**

- a) When required by the chief, city 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.
- b) 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.

c) 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 Fire apparatus access. ~~Plans for apparatus access roads shall be submitted to the fire department for review and approval prior to construction.~~ Dimensions.**

A. 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).

B. 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, fifteen (15) (4572 mm) feet from shoulder to shoulder for one way traffic in other developments, and twenty-four (24) feet (7315 mm) minimum driving surface for all two-way traffic.

**EXCEPTIONS:**

i) 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 [I.E.: See Section 1001.9, 1994 Uniform Fire Code].

ii) 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.

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.

**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 chief city fire marshal. A minimum turning radius of forty-five (45) feet shall be provided for lanes, streets, driveways, and cul-de-sacs, the latter which are in excess of one hundred fifty (150) feet. (See Appendix A set out in Figure 15.12.090.)

**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 fire marshal may be guided by Appendix III-A. Appendix III-A is adopted by reference for use within the City of Gig Harbor.

**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 iFor 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. n Table III may be used in lieu of providing fire flow for one- and two-family dwellings (Group R Division 3) when:

- (1)** built on lots which are one gross acre or more in area;  
or  
**b.** if 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:

- a. built on lots which are one gross acre or more in area; or
- b. if 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 (2) 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 as prescribed in the Uniform Fire Code shall not be allowed if the fire protection is required for compliance with Uniform Building or other adopted 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. ft.</u>	<u>-35</u>	<u>-0</u>	<u>0</u>
<u>Building &gt; 3,600 sq.ft.</u>	<u>-25</u>	<u>-0</u>	<u>0</u>
<u>NFPA* 13 sprinkler system (3)</u>	<u>-50</u>	<u>-50</u>	<u>0</u>
<u>NFPA* 13 monitored system (3)</u>	<u>-65</u>	<u>-75</u>	<u>0</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, commercial and industrial area, all water systems, and all other areas

which must comply with this regulation:

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

(i) 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:

1. Water system plans and specifications which comply with these regulations must be designed and stamped by a registered professional engineer. Said plan 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.

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

3. 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 amount 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. ~~Prior to said approval, the water authority (if other~~

~~than the City of Gig Harbor) shall submit a letter to the Gig Harbor Public Works Director stating its commitment to install the water system in the event the system is not installed by the applicant.~~

4. 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.

(b) **Requirements of short subdivisions and commercial and industrial areas. (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.

~~Prior to said approval, the water authority (if other than the City of Gig Harbor) shall submit a letter to the Gig Harbor Public Works Director stating its commitment to install the water system in the event the system is not installed by the applicant.~~

(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.

**(c) Requirements for Water System, Water Storage and Comprehensive Water System Plans.**

(i) 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.

(ii) 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.

**(d) Water authority responsibility.**

(i) Water authorities shall not be required to exercise police or regulatory powers toward the enforcement of this chapter. The only role of water authorities shall be to provide information, such as:

1. 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.

2. The water authority will notify the Pierce County Fire District #5 in writing when a water system installed pursuant to this chapter is available for use.

3. All purveyors shall continuously supply water at or above the minimum flow requirements at all times specified herein; provided that the purveyor need not comply with these requirements in the event of vandalism, acts of God, loss of power, temporary shut down for repairs and/or replacement.

(ii) **Enforcement responsibility**, for determining whether or not to approve a building permit, subdivision, or short subdivision application, based on information provided by the water authority, shall belong solely to the Gig Harbor Fire Marshal.

(e) **Minimum Flow Variance for Water Purveyor.** ~~In the event a subdivision, short subdivision or commercial or industrial area is unable to provide adequate water flow due to the unavailability of an adequate water supply, the development may be allowed to proceed pursuant to this variance. The applicant shall submit the following:~~

(i) ~~A letter to the Gig Harbor Fire Marshal from the water authority indicating the reason the water company is unable to provide the fire flows in accordance with this ordinance.~~

(ii) ~~A plan designed by a registered professional engineer must be submitted to the Fire Marshal which shows the system improvement~~

~~necessary to increase the water flows, and shall be in accordance with the current water system plan for the purveyor, approved by the Department of Social and Health Services for the service area, and it shall comply with this regulation in the time period specified herein. The system improvements or expansion shall be designed so that the water supply for the remainder of the supplier's service will not be detrimentally affected.~~

~~(iii) A letter from the water purveyor stating that at the very minimum, the purveyor will comply with the following schedule:~~

<b>Type of Development</b>	<b>Percent of Compliance with Required Fire Flow GPM</b>	<b>Time When Applicable Percent Must Be Satisfied</b>
Family Dwelling (Including Duplex) & Garage	50% of GPM	Prior to Issuance of Building Permit
	100% of GPM	Within 5 Years After Issuance of Building Permit
All Other Development	75 % of GPM	Prior to Issuance of Building Permit
	100% of GPM	Within 5 Years After Issuance of Building Permit

~~(iv) The letter from the purveyor shall specify dates when aspects of the plan must be satisfied and that said purveyor will notify the Gig Harbor Fire Marshal as to when these dates occur and what progress has been made.~~

~~(e) The letter shall include a breakdown of the necessary costs for the system improvements and must include the purveyor's sources for the funds necessary to implement said system. Based on the information supplied and any other available information, including the water supplier's past history for reliability, the Gig Harbor Fire Marshal shall approve or disapprove the applicant's request to proceed under this variance. A variance shall not be granted unless the Fire Marshal finds that adequate fire protection will be provided for the development through the use of fire~~

~~protection measures in excess of the minimum requirements of this code per the following schedule:~~

Family Dwelling (Including Duplex) & Garage	Provide an automatic fire sprinkler system per the Uniform Building Code (NFPA 13-D, or similar system as approved by the Gig Harbor Fire Marshal may be used as an approved alternative system)
All Other Development	Provide an automatic fire sprinkler system per the Uniform Building Code.

~~Alternative fire protection shall be submitted to the Board of Appeals for approval, or be approved by the Gig Harbor City Council during site plan review. Alternative fire protection shall include one or any combination of the following:~~

- ~~1. Fire resistive construction~~
- ~~2. Two (2) hour area separation walls~~
- ~~3. One (1) hour exterior fire walls with parapets~~
- ~~4. A letter signed by the chief or assistant chief of fire department stating that a sufficient number of tanker trucks are available under normal circumstances to provide minimum fire suppression for the development.~~

~~The above listed alternative fire protection measures shall not be considered if they were used in the original calculations to determine required fire flow per Appendix III-A or if they were required by other sections of this code or the Uniform Building Code. The Gig Harbor Fire Marshal's decision shall be made in writing and shall briefly explain the primary basis for the decision.~~

~~(v) If at the end of five years, the purveyor shows~~

~~intent to comply in accordance with the approved plan but development in the area has not been as expected so that the purveyor is not in full compliance, an extension of time may be granted a water purveyor based on unforeseen circumstances and approval by the Gig Harbor Fire Marshal and the Public Works Director. The extension of time shall not exceed five years.~~

**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 ~~chief city fire marshal~~. See Appendix III-B. Appendix III-B is adopted by reference for use within the city of Gig Harbor.
- B. New or replace 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 pumbers.

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

Type of Development	Hydrant Spacing**
<u>Subdivisions and Short Subdivision - Limited to Single Family Dwellings</u>	<u>600 feet</u>
<u>Multiple Dwelling - Low Density</u> <u>Twelve or Less Units Per Acre</u>	<u>500 feet</u>
<u>Commercial and Multiple Dwelling</u> <u>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>
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Notes:

\*\*Spacing shall be measured to the 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 or additions 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 when building construction commences. (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.

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.

K. The location of hydrants shall be determined by the Gig Harbor Fire Marshal.

L. 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.

M. 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.

N. Maintenance of Hydrants:

1. Pierce County Fire District #5 will, after notifying the purveyor, test hydrants for flow capability with proper notification to the purveyor.
2. The Gig Harbor Public Works Department will maintain exterior working parts of hydrants above ground, including keeping brush and other physical obstructions from blocking

access to, operation of hydrants. Exception: Private hydrants shall be maintained and kept accessible by the property owner.

3. The fire department will check operation of hydrants and notify the water authority of any malfunction or leaking which will require correction.

**15.12.100 Amendment to Section 1003.2.8, Uniform Fire Code.** Section 1003.2.8 of the Uniform Fire Code is amended as follows:

**Section 1003.2.8. 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 live 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 building classified as a Group R, Division 1 Occupancy which exceeds 5,000 square-feet or exceeds two (2) three or more 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 and motel three or more stories in height or containing 20 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 Washington State Building Code Standard No. 38-3 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 38-1. A Uniform Building Code Standard 38-3 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 in all hotels and motels shall be

installed, tested and approved within five years of the effective date of this section.

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; or
  - b. A building classified as a Group R, Division 1 occupancy incurs a fire with substantial damage.
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 more than 46 5 or more dwelling units, and every in hotels and motel which contains six (6) 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 U.B.C. 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.

Each existing dwelling unit or guest room shall be provided with approved smoke detectors. A smoke detector shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. Additional detectors shall be centrally located on the ceiling of the main room and sleeping rooms. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. 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.

Power Source. Smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. Wiring shall be permanent without a disconnecting switch other than those required for over-current 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.

**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 to be 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 bulk storage of liquefied petroleum gas is to be restricted.** 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.

**15.12.160 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. The

Washington State Division of Labor and Industries must provide all necessary electrical inspections within the City of Gig Harbor to identify any electrical hazards as defined by the Washington State Electrical Code. Such inspections must 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.

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 Section 1.2, Appendix III-C, Uniform Fire Code.**  
Section 1.2, Appendix III-C of the Uniform Fire Code is amended as follows:

**1.2 Testing Personnel.** 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. 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 Fire Marshal for approval.

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

Section 9). Chapter 15.20 of the Gig Harbor Municipal Code is hereby repealed.

Section 10). Chapter 15.24 of the Gig Harbor Municipal Code is hereby repealed.

Section 11). Chapter 15.28 of the Gig Harbor Municipal Code is hereby repealed.

Section 12). Chapter 15.36 of the Gig Harbor Municipal Code is hereby repealed.

Section 13). A new chapter 15.36 is hereby added to the Gig Harbor Municipal Code,

to read as follows:

## Chapter 15.36 MOVEMENT OF BUILDINGS

Sections:

15.36.010	Definitions.
15.36.020	Permit - Required.
15.36.030	Permit - Application.
15.36.040	Application - Fee.
15.36.050	Application - Insurance.
15.36.060	Application - Deposit for expenses.
15.36.070	Application - Cash deposit or surety bond.
15.36.080	Permit - Denial.
15.36.090	Appeal procedure.
15.36.100	Duties of permittee.
15.36.110	Fees and deposits.
15.36.120	Moving route designated.
15.36.130	Inspection.
15.36.140	Enforcement.
15.36.150	Violation - Penalty.

**15.36.010 Definitions.** For the purpose of this chapter the following terms, phrases, words, and their derivations shall have the meaning given in this section:

- A. "Building" means a structure as defined in the Uniform Building Code.
- B. "Building inspector" means the person appointed as the building official/fire marshal for the city of Gig Harbor, or his/her designee.

**15.36.020 Permit - Required.** No person, corporation, firm or organization shall move any building over along or across any public highway, street, or alley in the city without first obtaining a permit from the City.

**15.36.030 Permit - Application.** A person seeking a permit under this chapter shall file an application with the city Planning and Building Department upon forms provided by the city. The application shall set forth:

- A. A description of the building(s) to be moved, including dimensions and condition of exterior and interior;
- B. A legal description of the lot from which the building is to be moved, if located in the city;
- C. A legal description of the lot to which the building is to be moved, if located in the city;
- D. The route over which the building is to be moved;
- E. Proposed moving date and hours;
- F. Any additional information required by the building inspector or the chief of police.

**15.36.040 Application - Fee.** Application for a permit shall be accompanied by a fee of \$20.00 for each building proposed to be moved. Such fee shall be determined by the Council pursuant to Chapter 3.40 GHMC.

**15.36.050 Application - Insurance.** The applicant shall show proof of liability insurance in an amount determined by the public works director, based upon the estimated property damage and liability risk. A copy of an insurance certificate shall be filed with the application and shall name the city of Gig Harbor as an additional named insured. The City reserves the right to require a complete copy of the insurance policy.

**15.36.060 Application - Deposit for expenses.** Upon receipt of an application, the Public Works Director shall estimate the expense to remove and replace any city property to accommodate the moving of a building(s). Prior to the issuance of a permit, the Public Works Director shall require the applicant to deposit a sum of money equal to twice the estimated expense.

**15.36.100 Duties of permittee.** The holder of a building moving permit(s) shall:

- A. Use Designated Streets. Move a building only over streets designated for such use in the written permit;
- B. Notification of Revised Moving Time. Notify the building inspector in writing of a desired change in moving date and hours as proposed in the application;
- C. Notification of Damage. Notify the building inspector in writing of any and all damage done to property belonging to the City or other property within 24

hours after the damage or injury has occurred;

- D. Display Lights. Cause red lights to be displayed during the nighttime on every side of the building, while standing on a street, in such manner as to warn the public of the obstruction, and shall at all times erect and maintain barricades across the streets in such manner as to protect the public from damage or injury by reason of the removal of the building;
- E. Street Occupancy Period. Remove the building from the city streets after 24 hours of such occupancy, unless an extension is granted by the building inspector;
- F. Comply with Governing Law. Within six months from the date of issuance of the permit, comply with the city building, fire and zoning codes, and all other applicable ordinances and laws upon relocating the building in the city including the building and electrical code requirements as set forth in RCW 19.27.180;
- G. Pay Expense of Officer. Pay the expense of a traffic officer ordered by the building inspector to accompany the movement of the building to protect the public from injury;
- H. Clear Old Premises. If the original building site was located within the City of Gig Harbor, the applicant shall remove all rubbish and materials and fill all excavations to existing grade at the original building site so that the premises are left in a safe and sanitary condition;
- I. Notify Utility and Transportation Companies. Notify each utility or public transportation company of any of its property that may be encountered in the moving route.

#### **15.36.110 Fees and deposits.**

- A. Return upon Non-issuance. Upon the refusal of the building inspector to issue a permit, the Public Works Director shall return to the applicant all deposits and bonds, but the permit fee shall be non-refundable.
- B. Return upon Allowance for Expense. After the building has been removed, the Public Works Director shall prepare a written statement of all expenses incurred in removing and replacing all property belonging to the city, and all material used in the making of the removal and replacement together with a statement of all damage caused to or inflicted upon property belonging to the City. The Public Works Director shall return to the applicant all deposits after deduction of a sum sufficient to pay for all of the cost and expenses and for all damage done to property of the city by reason of the

removal of the building.

**15.36.120 Moving route designated.** The building inspector shall designate the streets over which the building may be moved. The building inspector shall have the list approved by the police department. In making their determinations, the building inspector and the police department shall act to assure maximum safety to persons and property in the city and to minimize congestion and traffic hazards on public streets.

**15.36.130 Inspection.** The building inspector shall inspect the building(s) and the applicant's equipment to determine if the standards for issuance are met.

**15.36.140 Enforcement.**

- A. Enforcing Officers. The public works director, building official/fire marshal and the police department shall enforce and carry out the requirements of this chapter.
- B. Permittee Liable for Expense Above Deposit. The permittee shall be liable for any expense, damages or costs in excess of deposited amounts or securities, and the city attorney shall prosecute an action against the permittee in a court of competent jurisdiction for the recovery of such excessive amounts.
- C. Original Premises Left Unsafe. If the original building site was located within the City of Gig Harbor, and the property has been left in an unsafe condition, the City shall notify the property owner and require abatement or restoration to a safe condition. If the property owner fails to take such action, the City may proceed to do the work necessary to leaving the original premises in a safe and sanitary condition, and the cost thereof shall be charged against the general deposit.

**15.36.080 Permit - Denial.** The building official/fire marshal shall deny a permit if:

- A. Any application requirement or any fee or deposit requirement has not been complied with;
- B. The building is too large to move without endangering persons or property in the city;
- C. The building is in such a state of deterioration or disrepair or is otherwise so structurally unsafe that it could not be moved without endangering persons and property in the city;

- D. The building is structurally unsafe or unfit for the purpose for which moved, if the removal location is in the city;
- E. The applicant's equipment is unsafe and that persons and property would be endangered by its use;
- F. Zoning Code or other ordinances would be violated by the building in its new location.

**15.36.090      Appeal procedure.** An applicant may appeal to the city hearing examiner by filing a written notice of appeal in accordance with Section #15.06.030 of the Gig Harbor Municipal Code with the Building Official/Fire Marshal within 10 days following notice from the Building Official/Fire Marshal.

**15.36.150      Violation - Penalty.** Violation of any portion of this chapter except section 15.36.040 is an infraction and subject to a penalty of \$1,000 as provided in GHMC 1.16.010D.

Section 14). 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 15). Copies of the 1994 editions of the Uniform Building Code, the Uniform Fire Code, the Uniform Mechanical Code and the Washington Administrative Code chapters 51-26, 51-30, 51-32, 51-34 and 51-35, as adopted by reference in this ordinance, are hereby filed with this ordinance with the City Clerk.

Section 16). Effective Date - Emergency Declared. The City Council hereby declares an emergency requiring that this ordinance be effective on June 30, 1995, to coincide with the effective date of the State Building Code, on June 30, 1995, as adopted by the State Legislature.

APPROVED:

Gretchen A. Wilbert, Mayor

ATTEST/AUTHENTICATED:

Mark E. Hoppen, City Administrator

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY \_\_\_\_\_

FILED WITH THE CITY CLERK: 6/12/95  
PASSED BY THE CITY COUNCIL: 6/26/95  
PUBLISHED: 7/5/95  
EFFECTIVE DATE: 6/30/95  
ORDINANCE NO. 693