

CITY OF GIG HARBOR

ORDINANCE NO. 610

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING CHAPTERS 15.06 & 15.12 OF THE GIG HARBOR MUNICIPAL CODE "UNIFORM BUILDING CODE" & "UNIFORM FIRE CODE".

WHEREAS, the State Building Code Advisory Council periodically adopts Uniform Building Codes of statewide applicability; and

WHEREAS, the City of Gig Harbor must conform its adoption of Uniform Building and Fire Codes to the rules and regulations of the State Building Code Advisory Council and the City did so by the adoption of Ordinance 597; and

WHEREAS, the Fire Marshall and the Gig Harbor Building Code Advisory Board have completed their analysis of the Uniform Codes and have found that the public health, safety and welfare could be more adequately protected if fire sprinkler systems were required in certain types of multi-family dwelling units within which and for which the Uniform Codes do not require sprinkler systems; and

WHEREAS, the Council finds that the public health, safety and welfare of the public would be served by adopting the Fire Marshal's and Building Code Advisory Board's recommendations; and

NOW THEREFORE, the Mayor and City Council of the City of Gig Harbor, Washington, ORDAINS as follows:

Section 1. Gig Harbor Municipal Code Chapter 15.06 & 15.12 are hereby amended as incorporated herein.

Section 2. That Chapter 15.06 of the Official Code of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.06.021, reading as follows:

15.06.021. AMENDMENT TO SECTION 1211, UNIFORM BUILDING CODE. Section 1211. A manual and automatic approved fire alarm system shall be installed in apartment houses that are three or more stories in height or two or more stories in height with a basement, or containing more than ~~15, 5~~ dwelling units, and 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, in accordance with the Fire Code.~~

Exceptions: 1) A fire alarm need not be installed 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 from public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit direct to a public way, exit court or yard, exterior stairway or exterior exit balcony.

2) A separate fire alarm system need not be installed in buildings which are protected throughout by an approved supervised fire sprinkler system installed in accordance with U.B.C. standard no. 38-1 and having a local alarm to notify all occupants.

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

Section 3. That Chapter 15.06 of the Official Code of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.06.022, reading as follows:

15.06.022. AMENDMENT TO SECTION 3802(h) UNIFORM BUILDING CODE. Section 3802(h). Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed throughout every apartment house three or more stories in height or containing more than 15 dwelling units, 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 (e.g., for the purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories.) An automatic sprinkler system shall be installed throughout every apartment house which contains five (5) or more dwelling units, and every hotel and motel which contains six (6) or more guest rooms.

Residential or quick-response standard sprinkler heads shall be used in the dwelling unit and guest room portions of the building. The sprinkler system shall comply with the requirements of Washington State Building Code Standard No. 38-3W.

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

Section 4. That Chapter 15.12 of the official code of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.12.021, reading as follows:

15.12.021 AMENDMENT TO SECTION 14.104(c), UNIFORM FIRE CODE. 15.12.021 Section 14.104(c). A manual and automatic approved fire alarm system shall be installed in apartment houses that are three or more stories in height or two or more stories in height with a basement, or containing more than 15, 5 dwelling units, and 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, in accordance with the Fire Code.

Exceptions: 1) A fire alarm need not be installed 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 from public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit direct to a public way, exit court or yard, exterior stairway or exterior exit balcony.

2) A separate fire alarm system need not be installed in buildings which are protected throughout by an approved supervised fire sprinkler system installed in accordance with U.B.C. standard no. 38-1 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 chief.

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.

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.

Section 5. That Chapter 15.12 of the Official Code of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.12.022, reading as follows:

15.12.022. AMENDMENT TO SECTION 10.306(h) UNIFORM FIRE CODE. Section 10.306(h). Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed throughout every apartment house three or more stories in height or containing more than 15 dwelling units, 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 (e.g., for the purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories.) An automatic sprinkler system shall be installed throughout every apartment house which contains five (5) or more dwelling units, and every hotel and motel which contains six (6) or more guest rooms. Residential or quick-response standard sprinkler heads shall be used in the dwelling unit and guest room portions of the building. The sprinkler system shall comply with the requirements of Washington State Building Code Standard No. 38-3W.

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

Section 6. That Chapter 15.12 of the Official Code of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.12.023, reading as follows:

15.06.023. AMENDMENT TO SECTION 85.104, UNIFORM FIRE CODE. Section 85.104. When any electrical hazards are identified, measures to abate such conditions shall be taken. All identified hazardous electrical conditions in permanent wiring shall be brought to the attention of 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, 1) underground work prior to cover; 2) roughing in wiring prior to cover; 3) final prior to occupancy; and, 4) other requested inspections when a hazard has been identified by the Gig Harbor Fire Marshal.

Section 7. Severability Clause. If any section or provision of this Ordinance or the State Building Code or its application to any person or circumstances is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance.

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Section 8. Whenever any conflict occurs between any section of this Ordinance and the Code referred to in this Ordinance, the Code shall prevail.

Section 9. This ordinance shall take effect and be in full force five (5) days after publication as required by law.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council held on this 28th day of October, 1991.

Gretchen A. Wilbert
Gretchen A. Wilbert, Mayor

ATTEST:

M.R.W.

Michael R. Wilson
City Administrator/Clerk

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