

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CERTAIN CHAPTERS AND SECTIONS OF OLYMPIA MUNICIPAL CODE TITLE 16, ADOPTING THE 2012 INTERNATIONAL BUILDING AND FIRE CODES AND CERTAIN VOLUNTARY AMENDMENTS TO THOSE CODES.**

**WHEREAS**, RCW 19.27.031 adopts various international building codes, which may be modified by local amendment; and

**WHEREAS**, the Olympia City Council has adopted by reference numerous building codes for the health, safety, and welfare of the citizens of Olympia as set forth in Olympia Municipal Code Title 16, Buildings and Construction; and

**WHEREAS**, this Ordinance is adopted pursuant to Chapter 19.27 RCW and Article 11 Section 11 of the Washington State Constitution; and

**WHEREAS**, this Ordinance is supported by the staff report, attachments, documents on file with the City, and the professional judgment of staff; and

**WHEREAS**, the Olympia City Council deems it to be in the best interest of the City to adopt the 2012 Editions of the codes referenced herein, together with amendments tailored to local needs;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Amendment of OMC 16.04. Chapter 16.04 of the Olympia Municipal Code is hereby amended to read as follows:**

Chapter 16.04  
BUILDING CODES

16.04.000 Chapter Contents

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Article VII. FLOODPLAIN DEVELOPMENT

16.04.500 Floodplain Development.

**Article I. BUILDING CODES**

16.04.010 The "Building Code"

This Chapter shall be known as the "Building Code," may be cited as such, and will be referred to herein as "this code." The codes adopted in this Chapter shall be collectively the "Building Code."

16.04.020 Adoption of Referenced Codes -- Purpose

A. Pursuant to RCW 19.27.031, the City of Olympia hereby adopts the following codes, as amended by the Washington State Building Code Council, and as thereafter amended by the City of Olympia, for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, use

and occupancy, location and maintenance of buildings and structures, as well as the installation, repair, replacement or alteration of electrical, mechanical, and plumbing systems along with their associated equipment, appliances, fixtures, fittings and appurtenances thereto, and providing for the issuance of permits and collection of fees, providing penalties for the violation of such codes and each and all of the regulations, provisions, conditions and terms of these Codes, standards, rules and regulations and appendices as noted. One copy of each code shall be on file with the City Clerk and can also be accessed electronically by the following hyperlinks provided within this section.

1. International Building Code Adopted.

The ~~2009~~2012 Edition of the International Building Code, hereafter IBC, as adopted by the State Building Code Council in Chapter 51-50 WAC (excluding Chapter 1, Section 113, Board of Appeals), as published by the International Code Council, Inc. (ICC), including ICC A117.1-~~2003~~2009, and the following Appendices are hereby adopted:

Appendix D, Fire Districts

Appendix E, Sections 101 through 106

Appendix G, Flood resistant construction.

Appendix H, Signs.

Appendix J, Grading.

2. International Residential Code Adopted.

The ~~2009~~2012 Edition of the International Residential Code, hereafter IRC, as published by the International Code Council, Inc. (ICC), as adopted by the State Building Code Council in Chapter 51-51 WAC (excluding Chapter 1, Section R112, Board of Appeals, Chapter 11 and Chapters 25 through 42), and the following Appendices are hereby adopted:

Appendix A (IFGC), Sizing and Capacities of Gas Piping

Appendix B (IFGC), Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use and Type B Vents

Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems

Appendix F Radon Control Methods

Appendix G, Swimming pools, spas, and hot tubs

Appendix K, Sound transmission

Appendix R, Dwelling Unit Fire Sprinkler Systems

Appendix S, Fire Sprinklers

3. International Mechanical Code Adopted.

The ~~2009~~2012 Edition of the International Mechanical Code, hereafter IMC, as published by the International Code Council, Inc. (ICC), as adopted by the State Building Code Council in Chapter 51-52 WAC (excluding Chapter 1, Section 109, Means of Appeals), is hereby adopted, and includes adoption of the ~~2009~~2012 International Fuel Gas Code, ~~2008 National Fire Protection Agency (NFPA) 58 and 2009 NFPA 54~~ the 2012 National Fuel Gas Code (NFPA 54) and the 2011 Liquefied Gas Code (NFPA 58).

4. Uniform Plumbing Code Adopted.

The ~~2009~~2012 Edition of the Uniform Plumbing Code, hereafter UPC, as published by the International Association of Plumbing and Mechanical Officials (IAPMO), as adopted by the State Building Code Council in Chapters 51-56 and 51-57 WAC (excluding Chapter 1, Section 1.2.4, Appeals, Chapter 12 and Chapter 15), and the following Appendices are hereby adopted:

Appendix A, Pipe sizing

Appendix B, Notes on combination waste/venting

Appendix I, Installation Standards

~~5. Washington State Energy Code Adopted.~~

~~Chapters 1 through 10 (Single Family Residential) and Chapters 11 through 15 (Multi-Family and Non Residential), including RS-29 Nonresidential Building Design By Systems Analysis, of the 2009 Washington State Energy Code, as adopted by the State Building Code Council in Chapter 51-11 WAC, are hereby adopted.~~

5. Energy Conservation Codes Adopted.

**Residential Energy Code**

Chapter 51-11R WAC

STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2012 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, RESIDENTIAL PROVISIONS.

**Commercial Energy Code**

Chapter 51-11C WAC

STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2012 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, COMMERCIAL PROVISIONS.

6. Manufactured Home Standards adopted.

The Manufactured Home Standards established by the State of Washington governing the installation of manufactured homes (as set forth in WAC Chapter 296-150M), are hereby adopted.

7. International Fire Code Adopted.

The ~~2009~~2012 Edition of the International Fire Code, as adopted by the State Building Code Council in Chapter 51-54 WAC (excluding Chapter 1, Section 108, Board of Appeals), and as published by the International Code Council, Inc. (ICC), ~~is hereby adopted.~~ and the following Appendices are hereby adopted:

Appendix B, Fire-Flow requirements for Buildings

Appendix D, Fire Apparatus Roads

Appendix E, Hazard Categories

Appendix F, Hazard Rankings

Appendix G, Cryogenic Fluids-Weight and Volume Equivalents

Appendix H, Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I, Fire Protection Systems-Noncompliant Conditions

## 8. International Existing Building Code.

The ~~2009~~2012 Edition of the International Existing Building Code, as published by the International Code Council (excluding Chapter 1, Section 112, Board of Appeals), is hereby adopted as the Existing Building Code of the City of Olympia for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and term of said Existing Building Code.

### 16.04.030 General Requirements for all Referenced Codes

#### A. Conflict between Codes

1. Whenever there is a conflict between an adopted code in Section 16.04.020 and the requirements contained throughout the remainder of Chapter 16.04 of the Olympia Municipal Code (OMC), the OMC shall govern.
2. With respect to codes adopted by reference, the hierarchy of codes established in RCW 19.27.031 shall govern, except where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
3. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

#### B. Permits and Referenced Code Information

1. Ownership. The ownership of a permit inures to the property owner. The Permit Applicant shall be the property owner or his or her authorized agent.
2. Permit expiration -- Extension.
  - a. Every permit issued by the building official under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty days from the date such permit is issued, or if the building or work authorized by such permit is suspended or abandoned for a period of at least one hundred eighty days at any time after the work is commenced. The time period will be measured by the length of time between required inspections. Before such work can be recommenced, a new permit shall first be obtained to do so and the fee therefor

shall be one-half the amount required for a new permit for such work, provided no substantial changes have been made or will be made in the original plans and specifications for such work. If the suspension or abandonment exceeds one year, a new permit is required.

b. Any permittee holding an unexpired permit may apply for an extension of time when he or she is unable to commence work within the time required by this section. The building official may extend the time for action by the permittee for a period not exceeding one hundred eighty days upon a showing by the permittee that circumstances beyond the control of the permittee have prevented action from being taken.

c. A renewal permit fee shall be based on the percentage of incomplete work. All permits expire after eighteen months from the date of issue if the work is not yet completed.

3. Permit Fees - See OMC Section 4.36.010, Building code review and permit fees.

### C. Definitions.

#### 1. Definition for Single Room Occupancies to read:

A single room occupancy sleeping unit must be at least 120 square feet and have unencumbered access to both sanitary facilities and a full common kitchen facility.

#### Sanitary Facilities:

- a. At least one flush toilet, lavatory basin, and bathtub or shower must be supplied for each eight sleeping units.
- b. Each sleeping unit must have access to a flush toilet.
- c. Each sleeping unit must have access to a lavatory basin and bathtub or shower supplied at all times with an adequate quantity of hot and cold running water.
- d. All sanitary facilities must be in proper operating condition and be adequate for personal cleanliness and the disposal of human waste. The facilities must utilize an approvable public or private disposal system.

#### Space and security:

- a. Each sleeping unit must have 120 square feet of floor space and at least four square feet of closet space.
- b. Exterior doors and windows accessible from the outside must be lockable.

#### Access:

- a. Residents must be able to access their sleeping unit without passing through another sleeping unit.

- b. Residents must be able to access sanitary and kitchen facilities with no encumbrances that could prevent access. Access to these facilities cannot be through another sleeping unit but may be located in a detached community building located on the same site.

#### 16.04.040 Amendments to the Referenced Codes

A. International Building Code Amendments. The following sections of the International Building Code (IBC), as adopted by this Ordinance, are amended to read as follows:

1. Amend Section 110.3.10 Final inspection. The final inspection is to be made after all conditions of SEPA, Hearings Examiner, Design Review, Development Engineering, Stormwater Ordinance and the Tree Ordinance are either complied with or bonded for at a rate of 125% in addition to finish grading; and the building is completed and ready for occupancy.

2. Amend Section 111.2 Certificate issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this code or other laws and regulations, which are enforced, by the Community Planning and Development Department, the Building Official shall issue a Certificate of Occupancy, which shall contain the following:

- a. The building permit number.
- b. The address of the structure.
- c. The name and address of the owner.
- d. A description of that portion of the building for which the certificate is issued.
- e. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- f. The name of the Building Official.
- g. The edition of the code under which the permit was issued.
- h. The name of the tenant, use and occupancy, in accordance with the provisions of Chapter 3.
- i. The type of construction as defined in Chapter 6.
- j. The design occupant load.



k. If an automatic sprinkler system is provided, whether the sprinkler system is required.

l. Any special stipulations or conditions of the building permit.

3. Add Subsection 903.2.01 Additional Sprinkler Requirements. There are additional sprinkler requirements in all structures or buildings where the gross square footage, basements included, exceeds ~~7,500~~5,000 square feet, or in all structures or buildings more than three stories in height (unless other sections are more restrictive). The area and height increases specified in IBC Sections 504, 506, and 507 shall be permitted. For the purposes of this section, portions of buildings separated by a fire wall may be considered as separate buildings, except that the entire gross floor area of all floors will be used to determine fire sprinkler requirements.

In addition, in all buildings, including single family residences, where the fire perimeter access (as required under OMC 16.32.050) or access roadways for fire apparatus cannot be provided due to design and/or location, fire sprinkler systems may be required.

~~4. The following New Section H107.1.5 is hereby added to Appendix H Signs, Section H107 Combustible materials:~~

~~H107.1.5 Signs, Restriction on Combustible Materials in the Fire District: All signs and sign structures erected in the Special Fire District shall have structural members of noncombustible materials:~~

~~EXCEPTIONS:~~

~~1. Signs under marquees may be constructed of not less than one-half (1/2) inch medium density plywood or of carved wood not over four (4) inches in thickness. Such signs shall not be more than four (4) square feet in size with aggregate sign surface area of eight (8) square feet. All wood signs shall be treated throughout with preservative materials approved by the building official. Ground signs may be constructed of any material meeting the requirements of this code, except as provided above.~~

~~2. Combination signs, roof signs, wall signs, projecting signs and signs on marquees shall be constructed of noncombustible materials, except as provided in Subsection (d) of this section. No combustible materials other than approved plastics shall be used in the construction of electric signs:~~

~~EXCEPTIONS:~~

~~1. Roof signs may be constructed of unprotected combustible materials on roofs of combustible construction.~~

2. ~~Roof signs with a maximum surface area of fifty (50) square feet and a minimum height of five (5) feet may be constructed of combustible materials on roofs of any type of construction.~~

3. ~~Non-electric wall signs may be constructed of unprotected combustible materials on walls permitted to be of unprotected combustible construction.~~

5. Amend Appendix H Signs — Addition of Section H116:

Section H116

Projection of Signs

H116.1 Sign Projection and Grade clearances. Projection and Grade clearances for signs shall conform to Table 4-C.

TABLE 4-C PROJECTION OF SIGNS

<b>GRADE CLEARANCE</b>	<b>SIGN PROJECTION</b>
Less than 8 feet	Not permitted
8 feet to 10 feet	Under marquee only in accordance with Section H113.4 but not less than 8 foot grade clearance
10 feet and over	3-foot maximum

64. Amend Section R110.3 Certificate issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this code or other laws and regulations, which are enforced, by the Community Planning and Development Department, the Building Official shall issue a Certificate of Occupancy, which shall contain the following:

- a. The building permit number.
- b. The address of the structure.
- c. The name and address of the owner.
- d. A description of that portion of the building for which the certificate is issued.

- e. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- f. The name of the Building Official.
- g. The edition of the code under which the permit was issued.
- h. The use and occupancy, in accordance with the provisions of Chapter
- i. The type of construction as defined in Chapter 6.
- j. The design occupant load.
- k. If an automatic sprinkler system is provided, whether the sprinkler system is required.
- l. Any special stipulations or conditions of the building permit.

75. Amend Table R301.2(a), Climatic and Geographic Design Criteria, as follows:

**Climatic and Geographic Design Criteria**

**IRC Table R301.2(1)**

SUBJECT TO DAMAGE FROM											
ROOF SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	Weathering	Front Line Depth	Termite	Decay	WINTER DESIGN TEMP (Degrees)	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX (degrees)	MEAN ANNUAL TEMP (degrees)
25	85	D1	Moderate	12"	Slight to Moderate	Slight to Moderate	22	No	Feb. 17, 1982 plus revised Budd Bay Study	170	51

86. Add Section R315.5 Automatic Sprinkler System Requirements. A fully automatic residential fire sprinkler system shall be designed, installed, tested and maintained per N.F.P.A. (National Fire Protection Association) 13, current edition, RCW 18.160 and the approval of the Fire Chief, in all structures subject to this code pursuant to Section R101.2 (including additions and alterations to structures with existing sprinkler systems), ~~when:~~

~~(a) the structures are constructed within subdivisions in which internal streets are required to be constructed in accordance with the provisions of Chapter 4, Standard Plan 4-2J of the~~

~~Engineering Design and Development Standards, as the same were amended in December, 2006, except as provided below; and~~

~~(b) the application for subdivision approval for the subdivision in which the structure is located was became vested by operation of law on or after December 1, 2006.~~

**EXCEPTIONS:**

~~a. Detached carports and greenhouses~~

~~b. Sheds and auxiliary structures under 200 square feet and not used for human habitation.~~

#### 16.04.050 Duties and Powers of Building Official -- General

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

#### 16.04.060 Building Codes, Appeals

Appeals under this chapter may be made pursuant to OMC 18.75.

#### 16.04.070 Violations, Penalties and Nuisance

A. It shall be unlawful for any person, firm, or corporation to knowingly erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, change the occupancy, occupy or maintain any building or structure in the City of Olympia, or cause or permit the same to be done, in violation of any of the provisions of this Code. Such a violation shall be a misdemeanor punishable by a fine not to exceed One Thousand Dollars (\$1,000) and/or imprisonment not to exceed ninety (90) days or both such fine and imprisonment. Each day shall constitute a separate offense. In the event of continuing violation or failure to comply, the second and subsequent days shall constitute a gross misdemeanor, punishable by a fine not to exceed Five Thousand Dollars (\$5,000) and/or imprisonment for not more than three hundred and sixty-five (365) days or both such fine and imprisonment.

B. As an additional and concurrent remedy, it shall be a civil infraction for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City of Olympia, or cause or permit the same to be done in violation of any provision of this code. Each day shall constitute a separate civil

infraction. Any person, firm, or corporation found to have committed a civil infraction shall be assessed a monetary penalty as follows:

1. First offense: Class 3 (\$50), not including statutory assessments.
2. Second offense arising out of the same facts as the first offense: Class 2 (\$125), not including statutory assessments.
3. Third offense arising out of the same facts as the first offense: Class 1 (\$250), not including statutory assessments.

C. As an additional and concurrent remedy, it shall be a public nuisance subject to injunction and abatement, for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the City of Olympia, or cause or permit the same to be done in violation of any provision of this Code.

See also OMC Chapter 4.44, Uniform Code Enforcement.

## **Article II. FIRE DISTRICT**

### 16.04.110 Ordinance Creating and Establishing a Fire District

The area within the city comprising a Fire District for purposes of this section shall be that area now or hereafter designated on the official zoning map of the city as zoned as bounded by downtown business and as described in the city zoning ordinance.

## **Article IV. FLOATING BOAT MOORAGE**

### 16.04.160 Purpose of regulations

The purpose of the following sections is to safeguard life, limb, property and the public welfare by regulating floating boat moorage.

### 16.04.170 Applicability

The provisions of this article shall apply to the construction, alteration, repair and use of a boat marina providing floating boat moorage within the city. There shall be no habitable space or use of any space for living purposes on any portion of a floating boat moorage constructed under the provisions of this chapter. This chapter shall apply only to floating construction located over water. All construction on piling shall conform to the appropriate section of the Building Code.

#### 16.04.180 Content generally

This article sets forth rules and regulations to control floating boat moorage; establishes an administrative procedure for issuance of permits; and provides for approval of plans and inspection of construction.

#### 16.04.190 Definitions

For the purpose of this article:

- A. "Finger float" means a float defining the length of moorage stall, adjoining a single boat stall, and connected to a main float.
- B. "Float system" means a combination of a main float with finger floats connected, either open or covered.
- C. "Main float" means a center or side float connected by a ramp to the shore, being fixed laterally by a system of piling to one side or the other at regular intervals.
- D. "Marina" means a basin or safe anchorage providing moorage for small vessels, especially one at which provisions, supplies and fuel may be obtained.

#### 16.04.200 Permit required for construction

No person shall do any construction without first having obtained a building permit from the building official.

#### 16.04.220 Construction materials

- A. Covered moorage roof covering shall be noncombustible material.
- B. Floating structures and floats shall be of material type allowed by the building code.

#### 16.04.230 Size, spacing and fire protection requirements

- A. Maximum length of a roof covering over any float system shall be four hundred feet as measured along a main float; provided, that not less than seventy-five percent of the exterior walls are open. Maximum area of any covered moorage shall not exceed twelve thousand square feet.
- B. The minimum separation of float systems with covered moorage shall be not less than the nominal length of two mooring slips or twenty feet, whichever is larger.

C. Approved fire extinguishers and water for firefighting purposes as required by section 16.32.080 shall be installed.

#### 16.04.240 Fueling facility requirements

A. Fueling floats shall be constructed of gas-resistant flotation material and shall be isolated from float systems.

B. All fuel lines shall be provided with flexible connections from the shore to floating facilities.

C. Approved fire extinguishers shall be provided near fuel dispensers.

D. Gangplank access from shore to fuel floats shall be within one hundred seventy-five feet of fuel dispensers.

Exception: Where fire protection systems approved by the Fire Chief are provided, distance limitations in this section may be modified.

E. Fresh water taps shall be available on fuel floats.

F. Water for firefighting purposes shall be as required by the International Fire Code.

### **Article VI. MOBILE/MANUFACTURED HOUSING**

#### 16.04.390 Definitions

The following words shall be defined as follows:

A. "Facia" means a type of wainscoting which encloses the lower part of the mobile home, covering wheels and undercarriage.

B. "Footing" means that portion of the support system that transmits loads directly to the soil.

C. "Ground set" means the installation of mobile homes with crawl space elevation three inches or more below elevation of exterior finished grade.

D. "Main frame" means the structural component on which is mounted the body of the mobile home.

E. "Mobile/manufactured housing" means a residential unit on one or more chassis for towing to the point of use and designed to be used with a foundation as a dwelling unit on a year-round basis, and which bears an insignia issued by a state or federal regulatory agency indicating that the mobile/manufactured home complies with all applicable construction standards of the U.S. Department of Housing and Urban

Development definition of manufactured home. A commercial coach, recreational vehicle and motor home are not a mobile/manufactured home.

F. "Pier" means that portion of the support system between the footing and the mobile home, exclusive of caps and shims.

G. "Recreational vehicle" is a structure

1. built on a single chassis,
2. four hundred square feet or less when measured at the largest exterior horizontal projections,
3. self-propelled or permanently towable by a light-duty truck and
4. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

H. "Support system" means a combination of footings, piers, caps and shims that will, when properly installed, support the mobile/manufactured home.

#### 16.04.400 Incorporation of certain WAC provisions -- Nonconforming housing

A. The following sections of Chapter 296-150B, Washington Administrative Code (WAC), as now or hereafter amended, are incorporated by reference herein:

296-150C Commercial coaches.

296-150F Factory-built housing and commercial structures.

296-150I Manufactured home installer training and certification program.

296-150M Manufactured homes.

296-150T Factory-built temporary worker housing structures.

B. All mobile/manufactured housing installed in the city before June 1, 1983, which does not comply with the requirements set forth in this article are deemed to be nonconforming.

Nonconforming mobile/manufactured homes will be allowed to remain at their existing locations without complying with the provisions of this chapter. Each person proposing to move a mobile/manufactured home, including nonconforming mobile/manufactured homes, to another location, including a location on



the same site if footing locations will be different than the original location, must first obtain a permit from the Department of Public Works as required by this chapter. All such mobile/manufactured homes shall be made to comply with all requirements of this chapter prior to their establishment or use on the new site.

#### 16.04.410 Installation permit required -- Smoke detectors required when

A. The owner or the installer of the mobile/manufactured home(s) must obtain an installation permit from the City Community Planning and Development Department before installing mobile homes that will be used as a residence in a mobile home park.

1. A dealer may not deliver a mobile/manufactured home until the owner or installer has obtained an installation permit for the mobile home. An application form for an installation permit shall be obtained from the Community Planning and Development Department.
2. The applicant shall pay at the time of application a permit fee prescribed by the approved fee schedule.

B. Smoke Detectors. All mobile/manufactured homes not constructed to HUD standards shall have or be provided with an approved smoke detector, conforming to the Building Code Standard No. 43-6. The detector shall be mounted on or near the ceiling at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. Detectors not factory installed may be either self-contained or plug in types so that no alteration of the mobile housing is required for their installation.

#### 16.04.420 Permit fees

Permit fees shall be paid in accordance with the following fee schedule:

Temporary use (single wide)	\$	50.00
Temporary use (double wide)	\$	75.00
Permanent use (single wide)	\$	100.00
Permanent use (double wide)	\$	125.00
Permanent use (triple wide)	\$	150.00
Add-a-room (premanufactured addition)	\$	50.00
Temporary commercial use (single)	\$	100.00
Permanent commercial use (double)	\$	125.00
Permanent commercial use (triple)	\$	150.00

Plan check fee of sixty-five percent of permit fee will be required for commercial use only.

#### 16.04.430 Electrical connection permit

The electrical connection permit to the mobile/manufactured housing shall be per the ordinance adopting the National Electrical Code as codified in Chapter 16.04.

#### 16.04.440 Plumbing permit

The plumbing permit shall be secured for the hookup to the city sewer or septic tank and the installation inspected as provided in the Plumbing Code.

#### 16.04.450 Permit expiration -- Extension

A. Every permit issued by the building official under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty days from the date such permit is issued, or if the building or work authorized by such permit is suspended or abandoned for a period of at least one hundred eighty days at any time after the work is commenced. Before such work can be recommenced, a new permit shall first be obtained to do so and the fee therefor shall be one-half the amount required for a new permit for such work, provided no substantial changes have been made or will be made in the original plans and specifications for such work. If the suspension or abandonment exceeds one year, a new permit is required.

B. Any permittee holding an unexpired permit may apply for an extension of time 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 one hundred eighty days upon a showing by the permittee that circumstances beyond the control of the permittee have prevented action from being taken. All permits expire after eighteen months from the date of issue if the work is not yet completed. The renewal permit fee will be based on the percentage of incomplete work.

#### 16.04.460 Use of mobile housing for nonresidential purposes

A. Mobile/manufactured housing shall not be used for nonresidential purposes. All nonresidential structures shall meet the factory built commercial structure standards prescribed in RCW 43.22.490, as now or hereafter amended.

B. The placement of factory built commercial structures for temporary or permanent use may be for nonresidential purposes when approved by the Olympia site plan review committee and permitted by the building official.

C. The use must comply with the use district in which it is placed.

## Article VII. FLOODPLAIN DEVELOPMENT

### 16.04.500 Floodplain Development

All development within a designated floodplain located in the City of Olympia shall comply with OMC Chapter 16.70 and the construction specifications detailed in IBC Appendix G, Flood resistant construction, and the amended IRC Section R322 Flood-Resistant Construction.

**Section 2. Amendment of OMC 16.24.020. Section 16.24.020 of the Olympia Municipal Code is hereby amended to read as follows:**

### 16.24.020 Adoption of National Electrical Code Article 80

The National Electrical Code (NEC) is amended and supplemented by the addition of a new Article to be known as Article 80 – Adoption, to read as follows:

#### Article 80 - Adoption

80.1 Short Title. These regulations shall be known as the City of Olympia Electrical Code and shall be cited as such and will be referred to herein as "this Code."

~~80.3 National Electrical Code and Standards Washington Cities Electrical Code Adopted. The 2008 Edition of the National Electrical Code (NFPA 70), including Annex A, B and C; the 2007 Edition of Standard for the Installation of Stationary Pumps for Fire Protection (NFPA 20-2007); the 2005 Edition of Standard for Emergency and Standby Power Systems (NFPA 110-2005); Commercial Building Telecommunications Cabling Standard (ANSI/TIA/EIA 568-B.1 June 2002 including Annex 1 through 5); Commercial Building Standard for Telecommunications Pathway and Spaces (ANSI/TIA/EIA 569-A 7 December 2001 including Annex 1 through 4); Commercial Building Grounding and Bonding Requirements for Telecommunications (ANSI/TIA/EIA 607-A 2002); and the Residential Telecommunications Cable Standard (ANSI/TIA/EIA 570-B 2004) are the Washington Cities Electrical Code (WACEC) is hereby adopted and shall be applicable within the City, as amended, added to and excepted in this Code.~~

80.4 Conflicts. In accordance with RCW 19.28.010(3), where the State of Washington, Department of Labor and Industries adopts a more current edition of the National Electrical Code (NFPA 70), the Code Official may supplement use of ~~this Code~~ the WACEC with newly adopted editions of the National Electrical Code (NEC).

Including: Part 1 adopting the 2008 NEC and other necessary codes and standards adopted by the State of Washington.

~~Including~~Excluding: Part 2 amending the administrative chapter of the NEC based on portions of the ICC Electrical Code, as published by the International Code Council.

Including: Part 3 amending the NEC through supplements, deletions or revisions to be equal, higher or better than the State of Washington's rules.

**Section 3. Amendment of OMC 16.32. Chapter 16.32 of the Olympia Municipal Code is hereby amended to read as follows:**

Chapter 16.32  
FIRE CODE

16.32.000 Chapter Contents

Sections:

- 16.32.020 Definitions.
- 16.32.045 Inspection fee -- Assessed.
- 16.32.046 Inspection fee -- Payment obligation.
- 16.32.047 Inspection fee -- Collection procedure.
- 16.32.048 Inspection fee -- Applicability.
- 16.32.050 Access roadways for fire apparatus.
- 16.32.053 Chapter 9, Section 904 amended.
- 16.32.060 Flammable liquid storage.
- 16.32.070 Liquefied petroleum gas storage.
- 16.32.080 Add Section 905.11, International Fire Code -- Standpipe Systems in Marinas.
- 16.32.090 Deletions.
- 16.32.095 Adoption of codes of National Fire Protection Association.
- 16.32.100 Enforcement.
- 16.32.110 Violations -- Misdemeanor -- Gross Misdemeanor -- Civil Infraction.
- 16.32.120 International Fire Code, Appeals.
- 16.32.130 Add Subsection 3001.3 Compressed Natural Gas to International Fire Code Section 3001.
- 16.32.140 Amendment of Section 903.2.7 of the International Fire Code.

16.32.020 Definitions

For the purposes of this chapter:

A. Corporation Counsel. Whenever "corporation counsel" is used in the ~~Uniform~~International Fire Code, it means the city attorney of the city of Olympia.

B. Jurisdiction. Whenever "jurisdiction" is used in the Uniform-International Fire Code, it means the city of Olympia.

C. For the purpose of this chapter, whenever the term "bulk storage" is used in the Uniform-International Fire Code, it means a single or multiple container exceeding 124 gallons (472.3L) water capacity.

16.32.045 Inspection fee -- Assessed

The fire chief, or his or her designee, is authorized to assess a base rate for inspections made of commercial and multifamily buildings under International Fire Code Chapter 1, Section 104. The base rate shall be assessed at the time the inspection is made. The initial amount of said base rate shall be based on the following formula for each building or occupancy as determined by the fire chief or his or her designee:

(Square Foot Factor)\* multiplied by (Degree of Difficulty Factor)\*\* multiplied by (Base Rate)\*\*\* =  
Inspection Fee

\*Square Foot Factor:

- #1 = 0 - 1,000 Sq. Ft.
- #2 = 1,001 - 3,000 Sq. Ft.
- #3 = 3,001 - 10,000 Sq. Ft.
- #4 = 10,001 - 40,000 Sq. Ft.
- #5 = 40,001 - 80,000 Sq. Ft.
- #6 = 80,001 Sq. Ft. or higher

\*\* Degree of Difficulty Factor:

#1 - Low. Basic fire inspection on fire extinguishers, exiting, combustible storage, minimal International Fire Code knowledge.

#2 - Medium. Basic (1) plus knowledge on hood/duct systems, fire extinguishing systems, fire alarm systems. Considerable knowledge on International Building Code, International Fire Code, and their adopting ordinances, National Fire Protection Association 13 (Installation of Sprinkler Systems), National Fire Protection Association 72 (National Fire Alarm Code), National Fire Protection Association 96 (Ventilation Control and Fire Protection of Commercial Cooking Operation).

#3 - High. Extensive knowledge of (1) and (2) plus International Building Code, International Fire Code, National Fire Protection Association, National Electrical Code, International Mechanical Code, and their

adopting ordinances. Special hazards, flammable and combustible liquids, special systems (CO<sub>2</sub>-Carbon Dioxide Extinguishing System).

\*\*\* Base Rate = \$39.00 commencing January 1, 2009. Commencing January 1, 2010 and each year thereafter on January 1, the Base Rate shall be increased by the Seattle CPI-W (June) for the previous year, but no less than two percent (2%). Such Base Rate increases shall be rounded up to the nearest dollar.

This fee shall cover the initial inspection and one follow-up visit. Any additional follow-up inspections necessitated by noncompliance and inspections for which no fee is specifically indicated, shall be billed at \$85.00 per hour.

#### 16.32.046 Inspection fee -- Payment obligation

The obligation to pay the fee assessed in Section 16.32.045 shall fall to the tenant or the owner of the building as determined pursuant to an inspection accounts process established by the Olympia Fire Department.

#### 16.32.047 Inspection fee -- Collection procedure

The fees established in Section 16.32.045 shall be billed directly to the party responsible by the director of administrative services. For accounts delinquent for more than 30 days, the director is authorized to assess a monthly fee of \$5.00 or one percent, whichever is greater, and may revoke the business license of the party responsible after giving that party an informal hearing to show cause why the license should not be revoked; or the director may use any other lawful means to collect the obligation, including the use of collection agencies.

#### 16.32.048 Inspection fee -- Applicability

Sections 16.32.045 through 16.32.048 shall equally apply to buildings owned or leased or otherwise used by other governmental jurisdictions and to buildings generally for which a business license has not been procured, insofar as such buildings are within the coverage of the ~~Uniform~~ International Fire Code. Collection of the fees from said jurisdiction shall be accomplished by any available legal means.

#### 16.32.050 Access roadways for fire apparatus

A. Every building hereafter constructed shall be accessible to fire department apparatus by way of access roadways constructed to the standards contained in the Development Guidelines and Public Works Standards adopted by reference in this code, and capable of supporting the imposed loads of fire apparatus and having a minimum of 13' 6" of vertical clearance. All required roadways in excess of 150' that dead end shall have a turnaround area with a minimum inside radius of 30' with a minimum of 20'

unobstructed roadway measured from any point on the perimeter. In addition, all required access roadway grades shall conform to the following:

1. Positive transition grades shall be no greater than ten percent in 20' measured at any point. Steeper grades in 20' behind the sidewalk may be allowed if profiles are submitted to the engineering and fire departments for approval, including a design grade that will allow clearance for fire apparatus.
2. Negative transition grades shall be no greater than eight percent for a distance of 12'. Steeper grades in 12' behind the sidewalk may be allowed if profiles are submitted to the engineering and fire departments for approval, indicating a clearance for fire apparatus.

Exception: When there are not more than two group R, Division 3 or M occupancies, as defined in the building code, the requirement of this section may be modified when, in the opinion of the chief, firefighting or rescue operations would not be impaired.

B. The required width of access roadways shall not be obstructed in any manner, including parking vehicles, NO PARKING/FIRE LANE signs and/or other appropriate notice prohibiting obstructions may be required and shall be maintained.

C. The access roadway shall be extended to within 150' of all portions of the exterior walls of the first story of any building. Where the access roadway cannot be provided, approved fire protection system or systems shall be provided as required and approved by the chief.

D. Where fire protection systems approved by the chief are provided, the clearances required in this section may be modified.

E. The chief shall have the authority to require an increase in the minimum access widths where such width is not adequate for fire or rescue operations.

F. Access width requirements:

1. Twenty (20) feet:
  - a. All commercial development - no exceptions.
  - b. Three or more single family.
  - c. More than two duplexes.

d. Apartment buildings.

2. Fifteen (15) feet:

a. Two or fewer single family or two duplexes.

3. Twelve (12) feet:

a. Under certain conditions, the Olympia Fire Department, at its discretion, will allow a reduction in access.

4. Turn-around required:

a. When required:

i. Three single family dwellings or more.

ii. Three duplex structures or more.

iii. Apartment buildings.

b. Thirty-foot inside radius with 20-foot minimum width for streets/driveways in excess of 150 feet.

Where their standards cannot be met due to impracticality, the Fire Chief may allow fixed fire protective systems to substitute for required roadways and turn-arounds.

#### 16.32.053 Chapter 9, Section 904 amended

For installation of commercial type food heat processing equipment that produces grease laden vapors, NFPA 96 and International Mechanical Code, ~~2009~~2012 Edition shall be used, to include hood and ducts, spacing from combustibles including shaft enclosures, and fire extinguishing systems.

1. All new installations, reinstallations or retrofits shall conform to the requirements of FM300 or NFPA 17A.

2. In no case shall a dry chemical suppression system be installed, reinstalled, altered or expanded.

3. Where a conflict occurs between NFPA 96 and the International Mechanical Code, the more restrictive applies.



### 16.32.060 Flammable liquid storage

The areas referred to in Chapter ~~3457~~, Section ~~3404-25704.2~~ of the International Fire Code where storage of flammable or combustible liquids in outside aboveground tanks is prohibited are established as follows: All use districts as defined in the zoning ordinance of the city, except UW urban waterfront districts, LI-C light industrial commercial districts and I industrial districts; provided that aboveground tanks for collection of used motor oil from the public may be permitted in any zone when in compliance with WAC 212-51 and approved by the fire department.

### 16.32.070 Liquefied petroleum gas storage

The areas referred to in Chapter ~~3861~~ of the International Fire Code where the bulk storage (single or multiple containers greater than ~~124500~~ gallons water capacity) of liquefied petroleum gas is prohibited are established as follows: All use zones as described in the zoning ordinance of the city, except UW urban waterfront districts, LI-C light industrial commercial districts and I industrial districts.

### 16.32.080 Add Section 905.11, International Fire Code -- Standpipe Systems in Marinas

The following standards are added as supplements to the International Fire Code, ~~2009-2012~~ Edition, Chapter ~~4536~~, and shall be the standard for installation of standpipe systems in marinas:

1. All portions of floats exceeding 250 feet in distance from the point of fire apparatus access shall be provided with an approved dry standpipe system, installed in conformity with NFPA 14 and Chapter ~~4536~~ of the International Fire Code, ~~2009-2012~~ Edition.
2. Hose stations shall be provided at 150-foot intervals, with the most remote station a maximum of 75 feet from the end of the float. Each hose station shall be provided with two 2-1/2 inch standpipe valves with 2-1/2 inch to 1-1/2 inch reducers with caps. Installation of fire hose is not mandatory at standpipe locations. All hose station risers shall be galvanized steel.
3. Each standpipe system shall be provided with a minimum of two 2-1/2" Fire Department connections. The Fire Department connection shall be located on the shore end of the first floating dock.
4. Piping shall be minimum schedule 40 class and shall be sized to deliver 300 GPM at 65 psi residual pressure at the most remote station with a delivered pressure of 150 psi at the Fire Department connection.
5. Sectional valves shall be provided at the change of direction of each float and at each hose station. The valve shall be downstream of the hose station.
6. Each hose station shall be provided with a 4A 40 BC fire extinguisher.

7. An alarm system shall be provided, with manual fire alarm station at each hose station, visual and audible devices and shall be extended to an approved alarm receiving agency. All covered moorage in excess of 5,000 square feet shall be provided with automatic detection.

8. Pressure test. The system shall be pretested by the installing company prior to final test witnessed by the Olympia Fire Department. The system must withstand 200 psi for two hours. The final test will determine if rated flow can be supplied at most remote hose station.

### 16.32.090 Deletions

The following sections are deleted from the International Fire Code, ~~2009~~2012 Edition, and shall not be considered part of the Olympia fire code: Appendix A; Appendix C; Appendix D907.3; Appendix J.

### 16.32.095 Adoption of codes of National Fire Protection Association

In addition to other provisions of this chapter, fire alarm systems shall be governed by NFPA 72.

### 16.32.100 Enforcement

The International Fire Code shall be enforced by the chief of the fire department or his/her authorized representatives including a fire marshal, assistant fire marshal, and fire inspectors.

### 16.32.110 Violations -- Misdemeanor -- Gross Misdemeanor -- Civil Infraction

A. Any person, firm, or corporation who knowingly violates or fails to comply with any term or provision of this chapter shall be deemed to have committed a misdemeanor, and if found guilty, shall be subject to a fine not to exceed One Thousand Dollars (\$1,000), and/or to imprisonment not to exceed ninety (90) days or to both such fine and imprisonment. Each day shall be a separate offense. In the event of a continuing violation or failure to comply, the second and subsequent days shall constitute a gross misdemeanor punishable by a fine not to exceed Five Thousand Dollars (\$5,000) and/or imprisonment not to exceed three hundred and sixty-five (365) days or both such time and imprisonment. Continuing violation shall mean the same type of violation which is committed within a year of the initial violation.

B. As an additional concurrent penalty, it shall be a civil infraction for a person, firm, or corporation to violate or fail to comply with any term or provision of this chapter. Each day shall be a separate infraction. A person, firm, or corporation found to have committed a civil infraction shall be assessed a monetary penalty as follows:

1. First offense: Class 3 (\$50), not including statutory assessments.
2. Second offense arising out of the same facts as the first offense: Class 2 (\$125), not including statutory assessments.

3. Third offense arising out of the same facts as the first offense: Class 1 (\$250), not including statutory assessments.

See also OMC Chapter 4.44, Uniform Code Enforcement.

### 16.32.120 International Fire Code, Appeals

Appeals under this chapter may be made pursuant to OMC 18.75.

### 16.32.130 Add Subsection 3001.3 Compressed Natural Gas to International Fire Code Section 3001

3001.3 Compressed Natural Gas. The areas referred to in Section 3001 of the new International Fire Code where the bulk storage of compressed natural gas is prohibited are established as follows: All zones as described in the zoning ordinance of the city, except UW urban waterfront districts, LI-C light industrial commercial districts, and I industrial districts.

### 16.32.140 Amendment of Section 903.2.7 of the International Fire Code

OMC Section 16.32.140. Amendment of Section 903.2.7. Section 903.2.7 of the International Fire Code is hereby amended to read as follows:

903.2.7 Group R. Except as provided in Section 903.2.7.1 below, an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

903.2.7.1. Group R-3. Automatic Sprinkler System Requirements. A fully automatic residential fire sprinkler system shall be designed, installed, tested and maintained per N.F.P.A. (National Fire Protection Association) 13D, current edition, RCW 18.160 and the approval of the Fire Chief, in all Group R-3 structures (including additions and alterations to structures with existing sprinkler systems) when:

(a) the structures are constructed within subdivisions in which internal streets are required to be constructed in accordance with the provisions of Chapter 4, Standard Plan 4-2J of the Engineering Design and Development Standards, as the same were amended in December, 2006, except as provided below; and

(b) the application for subdivision approval for the subdivision in which the structure is located was became vested by operation of law on or after December 1, 2006.

#### EXCEPTIONS:

- a. Detached carports and greenhouses
- b. Sheds and auxiliary structures under 200 square feet and not used for human habitation.

**Section 4. Severability.** The provisions of this ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances, shall be unaffected.

**Section 5. Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 6. Effective Date.** This ordinance shall take effect five (5) days after publication, as provided by law.

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MAYOR

**ATTEST:**

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CITY CLERK

**APPROVED AS TO FORM:**

*Darren Nienaber DCA*  
DEPUTY CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**