



City Council

Approval of an Ordinance Amending Adoption of the 2018 International Building Codes Related to Residential Fire Sprinkler Location - First and Final Reading

Agenda Date: 2/23/2021
Agenda Item Number: 4.H
File Number:21-0215

Type: ordinance **Version:** 1 **Status:** Passed

Title

Approval of an Ordinance Amending Adoption of the 2018 International Building Codes Related to Residential Fire Sprinkler Location - First and Final Reading

Recommended Action

Committee Recommendation:

The Land Use and Environment Committee recommended approval of an ordinance to align with the State's adoption of the 2018 International Building and Property Maintenance Codes.

City Manager Recommendation:

Move to approve the Ordinance Amending Adoption of 2018 International Building Codes related to residential fire sprinkler location on first and final reading.

Report

Issue:

Whether to adopt the proposed ordinance amending the City Council's adoption of the 2018 Washington State Building Codes and local amendments on February 2, 2021 (Ordinance No. 7271). The amendments relate to adoption of residential fire sprinkler regulations and applicable exemptions.

Staff Contact:

Larry Merrell, Building Official, Community Planning and Development, 360.753.8486
Kevin Bossard, Assistant Chief/Fire Marshal, 360.709.2719

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

Every three years, the construction code writing organizations update their respective technical and administrative codes. Revised Code of Washington (RCW) Section 19.27 requires that cities within the State of Washington adopt certain Building, Plumbing, Mechanical, Fire, Energy and Electrical

Codes as required by the Washington State Building Codes Council (SBCC). The 2018 State Referenced Codes have been adopted and published by the SBCC and took effect at 12:01 a.m. on February 1, 2021.

The building codes are for the purpose of establishing rules and regulations for the protection of life, environment and property through the construction, alteration, removal, demolition, use and occupancy, location and maintenance of buildings and structures.

These codes also cover the installation, repair, replacement or alteration of electrical, mechanical, and plumbing systems along with their associated equipment, appliances, fixtures, fittings and appurtenances.

Within the codes are the process and authority for issuance of permits, collection of fees and inspection of site to ascertain compliance.

Proposed Local Amendments for Consideration

In addition to adoption of the 2018 State Referenced Codes that have been adopted by the SBCC, the City of Olympia may also consider proposing local amendments to the International Codes. However, proposed local amendments do not immediately amend the International Residential Code (IRC). The City is required to submit any proposed IRC amendments in writing to the SBCC after the amendment has been adopted by ordinance of the City Council. Per RCW 19.27.074, the SBCC must approve all county or city local amendments that impact single family or multifamily residential buildings before they can be enforced by the City.

The City Council approved Ordinance No. 7271 on February 2, 2021, adopting the State-approved building codes, including proposed amendments to the IRC. As required, City staff submitted the proposed IRC amendments to SBCC staff for consideration and approval. SBCC staff pointed out that, in order for the proposed IRC amendments to implement the City Council's desired intent related to residential fire sprinklers, additional amendments would be necessary. The recommended additional amendments are:

- Maintain residential fire sprinkler requirements by adopting optional IRC Appendices U and V, with some modifications creating the following exceptions from this requirement for some accessory dwelling units (ADUs) and temporary or uninhabitable structures:

Amend Appendix U, Section **P2904.1.1 Required sprinkler locations**. Sprinklers shall be installed to protect all areas of a *dwelling unit*.

Exceptions. The following do not require sprinklers:

1. Uninhabitable attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances. In uninhabitable attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler must be installed above the equipment; however, sprinklers are not required in the remainder of the space.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m²) in area,

with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.

3. Bathrooms not more than 55 square feet (5.1 m²) in area.

4. Garages; carports; exterior porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

5. Garage conversions to ADU's and ADU's with utilities served by an existing single family residence that does not have an existing sprinkler system.

6. Temporary structures specifically designed as part of an emergency housing facility permitted under Chapter 18.50 OMC, or as otherwise permitted by this code, that serve as a temporary shelter to be removed at a future date as determined by the City of Olympia.

Appendix V, Fire Sprinklers

Because implementation of the codes is necessary for the immediate protection and preservation of public health, public safety, public property or public peace, it should be made effective upon adoption. RCW 35A.13.190 provides that no ordinance shall take effect until five days after the date of publication unless otherwise provided by statute or charter, except that an ordinance designated as a public emergency ordinance for the protection of public health, public safety, public property or the public peace, may be made effective upon adoption. Such an ordinance requires the vote of one more than the majority of the whole membership of the Council. (A majority plus one.)

Neighborhood/Community Interests (if known):

As part of the code adoption process, various construction groups, such as the Olympia Master Builders and the Building Industry Association Washington, which include a number of local contracting members, have expressed interest in the upcoming codes. Staff is working with these organizations and design professionals to ensure there is an understanding of the upcoming revisions to the codes as they are adopted. Staff has addressed these interests by ensuring the City of Olympia engages in outreach and invitation to these groups to attend the same training our staff attends; we have in turn been invited to their training. Additionally, the City's website will be updated to ensure there is information available pertaining to these newly adopted codes.

Options:

- 1) Approve the Ordinance Amending the Adoption of the 2018 International Building Codes on first and final reading. The local amendments to the International Residential Code would be forwarded to the State Building Code Council for approval.
- 2) Direct staff to modify the ordinance with specified revisions to the proposed local amendments and adopt the revised ordinance on first and final reading. The local amendments to the International Residential Code would be forwarded to the State Building Code Council for approval.
- 3) Do not adopt the ordinance on first reading and forward for second reading. The local amendments to the International Residential Code would be forwarded to the State Building Code Council after final adoption on second reading and would not take effect for an additional 1-2 months.
- 4) Do not approve the ordinance. The local amendments within the ordinance would not take effect.

Financial Impact:

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The associated fiscal impact is included in department budget for 2021.

Attachments:

Ordinance