



City Council

Approval of an Ordinance Amending Municipal Code Related to Mixed-Use Building Construction and Building Code Height Limitations for Consistency with Other Provisions in Municipal Code and International Building Code

Agenda Date: 9/12/2017
Agenda Item Number: 4.E
File Number: 17-0887

Type: ordinance **Version:** 1 **Status:** Filed

Title

Approval of an Ordinance Amending Municipal Code Related to Mixed-Use Building Construction and Building Code Height Limitations for Consistency with Other Provisions in Municipal Code and International Building Code

Recommended Action:

Committee Recommendation:

The Land Use and Environment Committee was briefed on the proposal to amend OMC 16.05.020 & .050 for consistency with the International Building Code.

City Manager Recommendation:

Move to approve the ordinance amending OMC 16.05.020 & .050 regarding alternate methods for mixed-use construction, building heights and type of construction for certain building types in downtown Olympia on first reading and forward to second reading.

Body

Issue:

Whether to approve an ordinance to amend the Municipal Code provisions related to mixed-use building construction type and Building Code height limitations to correct inconsistencies with other provisions of the Municipal Code and International Building Code.

Staff Contacts:

Todd Cunningham, Building Official, Community Planning & Development 360.753.8486
Robert Bradley, Assistant Fire Chief/Fire Marshal, Fire Department 360.753.8458

Presenters:

None - Consent Calendar item.

Background and Analysis:

Buildings may be constructed using the alternate methods allowed in Olympia Municipal Code (OMC) 16.05 for mixed-use construction buildings in the downtown. Staff has identified provisions that require better alignment between our adopted OMC provisions and the International Building Code (IBC), related to type of construction and building heights for mixed-use residential buildings.

The alternate means and methods in OMC 16.05 currently includes a specific type of construction method and number of stories for mixed-use structures. IBC provisions do not specify number of allowable stories. Staff recommends that these inconsistencies be clarified by amending the provisions of OMC 16.05.020 and 050 to more closely align with the IBC. The revised wording will allow the Fire Marshal and Building Official to have authority to allow mixed construction buildings up to 75 feet in height to the highest occupied floor while ensuring the height is in line with fire apparatus setup criteria. Buildings over 75 feet to the highest occupied floor will continue to be governed by other sections of the International Building Code (OMC Chapter 16 is not applicable to buildings over 75 feet to the highest occupied floor as related to mix-use occupancies under OMC 16.05).

This text amendment does not allow for increased building height in any zone; maximum building heights will continue to be governed by the adopted zoning provisions in OMC Title 18, with consideration for fire protection per OMC 16.05.

The revisions allow for the Fire Marshal and Building Official to evaluate each building individually for height, within zoning restrictions, based on apparatus setup points and type of construction provisions in the IBC. Additionally, the revisions help to coordinate construction types based on the IBC.

The Fire Marshall and Building Official have both reviewed this amendment and support it. Given the special construction provisions required by OMC Chapter 16.05 related to fire access and fire construction, buildings constructed in accordance with this section will continue to be safe and will not present an unacceptable hazard while encouraging continued mixed use construction in downtown.

Neighborhood/Community Interests:

Unknown, however, there is general support for code amendments that promote internal consistency within the existing codes and with the approach implemented by many municipalities within the Puget Sound region.

Options:

1. Approve the ordinance amending OMC 16.05.020 & 050 with the adoption of the consent calendar.
2. Do not approve the ordinance amending OMC 16.05.020 & 050 with the adoption of the consent calendar
3. Refer the ordinance back to staff and provide further direction.

Financial Impact:

None.

Type: ordinance **Version:** 1 **Status:** Filed

Attachment:
Ordinance