

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING TITLE 16, BUILDINGS AND CONSTRUCTION OF THE OLYMPIA MUNICIPAL CODE, RELATED TO MISCELLANEOUS CODE AMENDMENTS

WHEREAS, City staff identified necessary minor corrections to certain sections of Title 16 of the Olympia Municipal Code for the clarification and updating of code language related to fire department access and fire alarm provisions; and

WHEREAS, on February 23, 2026, the City of Olympia Community Planning and Economic Development Department proposed multiple minor amendments to various chapters in the Olympia Municipal Code, including in Title 16, Buildings and Construction; and

WHEREAS, Notice of Application for the Proposed Amendments was routed to all Recognized Neighborhood Associations within the City of Olympia and to the Council of Neighborhoods Association on February 23, 2026; and

WHEREAS, on February 23, 2026, the Proposed Amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Development Regulation amendments as required by RCW 36.70A.106 and no comments were received from state agencies during the comment period; and

WHEREAS, on March 2, 2026, the Olympia Planning Commission received a briefing on the Proposed Amendments; and

WHEREAS, on March 11, 2026, the City of Olympia issued a Determination of Non-Significance pursuant to the State Environmental Policy Act (SEPA) on the Proposed Amendments; and

WHEREAS, on March 25, 2026, notice of the public hearing for the Proposed Amendments was provided to all Recognized Neighborhood Associations with the City of Olympia pursuant to Chapter 18.70 OMC, Public Notification; and

WHEREAS, on March 25, 2026, notice of the public hearing for the Proposed Amendments was provided to all Parties of Record pursuant to Chapter 18.70 OMC, Public Notification; and

WHEREAS, on March 27, 2006, a legal notice was published in *The Olympian* newspaper regarding the date of the Olympia Planning Commission's public hearing on the Proposed Amendments; and

WHEREAS, on April 6, 2026, the Olympia Planning Commission received a briefing, held a public hearing, and deliberated the Proposed Amendments; and

WHEREAS, there were no written or oral public comments or testimony received on the Proposed Amendments; and

WHEREAS, following the public hearing and deliberations, on April 6, 2026, the Planning Commission provided to the City Council its recommendation to amend multiple chapters including in Title 16, Buildings and Construction; of the Olympia Municipal Code (OMC), as proposed; and

WHEREAS, the Proposed Amendments are consistent with the Olympia Comprehensive Plan and other chapters of Title 18 OMC; and

WHEREAS, the Proposed Amendments have been reviewed pursuant to the Rezones and Text Amendments process outlined in Chapter 18.70 OMC; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance;

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

Section 1. Amendment of OMC 16.32.020. Olympia Municipal Code Chapter Section 16.32.020 is hereby amended to read as follows:

For the purposes of this chapter:

- A. Corporation Counsel. Whenever "corporation counsel" is used in the International Fire Code, it means the city attorney of the city of Olympia.
- B. Jurisdiction. Whenever "jurisdiction" is used in the 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 International Fire Code, it means a single or multiple container exceeding 124 gallons (472.3L) water capacity.~~

Section 2. Amendment of OMC 16.32.050(A). Olympia Municipal Code Subsection 16.32.050 is hereby amended to read as follows:

- A. Every building hereafter constructed ~~shall~~ must 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~~ must 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~~ must conform to the following:
 - 1. Positive transition grades ~~shall~~ must be no greater than ~~ten~~ 10 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~~ may 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.
 - 3. Roadway and driveway surfaces ~~shall~~ must be all weather (one layer of asphalt over approved base per City of Olympia Engineering Design Standards) prior to the commencement of vertical combustible construction.

~~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~~ may 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~~ must be maintained.

C. The access roadway ~~shall~~must be extended to within 150¹ feet 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~~must 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~~may 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~~may 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~~30 -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.

Section 3. Amendment of OMC 16.32.053. Olympia Municipal Code Section 16.32.053 is hereby amended to read as follows:

Section 16.32.053 – Chapter 9, Section ~~904 Amended~~Commercial Type Hoods

Section 4. Amendment of OMC 16.32.090. Olympia Municipal Code Subsection 16.32.090 is hereby amended to read as follows:

The following sections of the current adopted International Fire Code are not a part of the Olympia fire code: ~~are deleted from the International Fire Code, 2016 Edition, and shall not be considered part of the Olympia fire code:~~ Appendix A; Appendix C; ~~Appendix D907.3;~~ Appendix J.

Section 5. Amendment of OMC 16.44.060. Olympia Municipal Code Subsection 16.44.060 is hereby amended to read as follows:

A. Design. All fire alarm plans submitted for approval ~~shall~~must bear the designer's valid Washington State Low Voltage Specialty Electrical Contractor's License number or ~~shall~~must be stamped by a registered fire protection or electrical engineer.

B. Plans. All digital fire alarm system plans ~~shall~~must be submitted to the city for review and ~~shall~~must be approved prior to a permit being issued. Digital plans showing the location of all alarm equipment and detailed specifications on each type of device in the system ~~shall~~must be included and consist of the following:

1. Floor layout showing all rooms and spaces including accurate measurements.
2. Identification of each room or space, i.e., office, lobby, attic, etc.
3. Details of ceiling height and construction type.
4. Location of each system component using the appropriate symbol.
5. Explanatory notes and legend to lend clarity to the plan and identify the manufacturer and model number of each alarm component used.
6. A wiring schematic clarifying type and size of wiring, which must comply with NFPA 70, and a point to point wiring diagram.
7. A copy of the technical specifications, to include battery calculations, for each component used in the makeup of the automatic fire alarm system. If the components are not all from the same manufacturer, UL cross listing compatibility cards are required.
8. Battery and voltage drop calculations.
9. Plans ~~shall~~must be submitted to the City of Olympia for review and approval prior to commencement of work.
10. ~~Submit d~~Digital plans and component specifications. Plans must show locations and type of each device in the system. Said plans ~~shall~~must include accurate measurements.
11. A plan check fee calculated under OMC Section [4.36.010](#) ~~shall~~must be paid to the City of Olympia at time of submittal of plans.
12. When a system is installed with automatic detection, such detection ~~shall~~must be provided in all rooms and areas including concealed spaces and attics. Attic spaces, above ceiling spaces, and outside storage units on apartment buildings ~~shall~~must have fixed temperature detection. Automatic detection ~~shall~~must include the attic space of NFPA 13R sprinkled

structures. Exception: Buildings protected by an approved NFPA 13 fire sprinkler system, automatic detection is not required in attic space.

13. All components ~~shall~~must be low voltage direct current and compatible with the remainder of the system.
14. All components and wiring ~~shall~~must be supervised for defective devices, grounds, or breaks including annunciator, Emergency Responder Radio Coverage systems and Smoke Control systems if provided.
15. All components ~~shall~~must be listed by a national testing agency for the use intended.
16. All systems ~~shall~~must be provided with battery backup and battery charger.
17. All systems ~~shall~~must have a monitoring, maintenance, and testing contract, to become effective on the date of final acceptance. No final approvals will be scheduled until such contracts are received by the Olympia Fire Department.
18. All systems ~~shall~~must have the fire alarm control panel be readily visible for arriving personnel or be provided with a remote annunciator. Such equipment ~~shall~~must be located so as to be protected from exposure to the elements.
19. All systems which are required to be extended to an alarm receiving agency ~~shall~~must transmit system trouble signals of any kind as well as alarms, ~~including but not limited to:~~ phone line supervision, battery trouble, and line supervision. They ~~shall~~must transmit fire condition over trouble if the trouble is of such nature that it does not disable the entire system. The alarm receiving agency ~~shall~~must be U.L., F.M., or NFPA listed for commercial fire.
20. All systems ~~shall~~must have local audible trouble and audio/visual alarm signal devices. Audio/visual devices ~~shall~~must be sufficient in number and type to provide a minimum of 60 db in the most remote area. In commercial structures, audibility ~~shall~~must be a minimum of 15 db over the ambient noise level of the area served. When the control panel is located remote to occupied areas, it ~~shall~~must, in addition to the panel trouble device, be provided with a remote trouble audible device in an area which is normally occupied. This device ~~shall~~must be labeled "Fire Alarm System Trouble."
21. ~~Manual fire alarm stations shall be located within 5 feet of all required exits on each floor level and from the structure.~~ Manual fire alarm stations in sprinklered buildings may be reduced to one in the sprinkler riser room and one in a constantly monitored location.
22. All alarm systems installed in a sprinklered structure ~~shall~~must include a zone for master water flow and ~~shall~~must supervise all sprinkler controlling valves. When a structure is provided with a zoned sprinkler system, the alarm ~~shall~~must be zoned in accordance with the sprinkler coverage zones.
23. All systems ~~shall~~must be inspected and tested thoroughly by the installer who shall submit a record of completion. Failure of a system to meet NFPA72 performance standards and standards found in this Chapter ~~shall be~~is a basis for additional inspection fees after the second final inspection.

24. All systems final acceptance is subject to wiring inspection (by electrical inspector), supervisory tests, and proper functioning of all components. No Certificate of Occupancy ~~shall~~ may be granted for the structure until satisfactory acceptance tests are accomplished.
25. Apartment buildings and townhomes ~~shall~~ must have a single station smoke/carbon monoxide alarm in every unit and strobe centrally located in accessible units. There ~~shall~~ must be a low frequency sounder in every sleep room with exception of studio apartment units.
26. ~~Smoke detectors shall be placed in all corridors and rooms which are intervening exit pathways. Corridor smoke detection is not required in Group R occupancies protected throughout with an NFPA 13 automatic sprinkler system equipped with quick-response heads. Sprinkler waterflow must serve as the required initiating device. Smoke detection must be provided only where required for specific system functions such as elevator recall, fire alarm control equipment rooms, mechanical rooms, and other hazard rooms. The Fire Chief or Fire Code Official is authorized to require corridor smoke detection where unique hazards, building configuration, or operational considerations create a demonstrated need for additional early warning not otherwise provided by the automatic sprinkler system.~~
27. A smoke detector ~~shall~~ must be provided within six feet of fire alarm panel and other fire alarm control equipment which are in unattended locations.

C. Alterations and/or additions to existing systems must comply with the requirements of B above.

D. A maintenance testing agreement, signed by the building owner, ~~shall~~ must be on record with the fire department prior to scheduling of final acceptance test.

E. ~~Plan Check-Review Fee. At the time of submittal of plans, the applicant shall pay A-a Plan Review fee~~ Fee equal to 65 percent of the permit-Permit fee shall be forfeited to the city at the time of submittal of plans; the Plan Review Fee is in addition to the Permit Fee.

F. ~~Permit Fee. Following plan approval, the applicant shall pay A-a fee-Permit Fee as set forth in~~ equal to OMC 4.36.010(H)(1), Fee Table – Building Permit Fees, with regional modifiers.

G. Reinspection Fees. A \$175.00 reinspection fee ~~shall~~ will be assessed and is due and owing when an inspector is requested to make an inspection or witness a test on a fire alarm or sprinkler system, and upon arrival finds the work is not ready for inspection, or the test fails.

The chief of the fire department or the chief of the fire department's designee may, in writing, suspend or revoke any permit issued pursuant to this section whenever the chief finds that the permit was issued on the basis of error, deception, or fraud on the part of the applicant or upon discovery of a violation of any of the applicable codes or ordinances of the city including the provisions of this article, or work conducted outside of 180 days from the permitted date without an approved permit extension.

Section 6. Olympia Municipal Code. Copies of the Olympia Municipal Code are and must be retained on file with the office of the City Clerk.

Section 7. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and/or any references thereto.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances remains unaffected.

Section 9. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 10. Effective Date. This Ordinance takes effect five days after publication as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Michael M. Young

SENIOR DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: