

WASHINGTON STATE BUILDING CODE COUNCIL
APPLICATION FOR REVIEW OF A PROPOSED LOCAL AMENDMENT
TO THE WASHINGTON STATE BUILDING CODE

1. State Building Code to be Amended.

- | | |
|---|--|
| <input type="checkbox"/> International Building Code | <input checked="" type="checkbox"/> International Residential Code |
| <input type="checkbox"/> International Mechanical Code | <input type="checkbox"/> International Fire Code |
| <input type="checkbox"/> Uniform Plumbing Code | <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code |
| <input type="checkbox"/> International Fuel Gas Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code | <input type="checkbox"/> State Energy Code |

Section P2904.1.1 **Page** 638-639

2. Type of Local Amendment

- Preproposal Final Adoption Reconsideration

3. Applicant:

 Larry Merrell

4. Local Jurisdiction Adoption

Resolution <u> #7273 </u>	<u> February 23, 2021 </u>
Ordinance or Resolution No.	Date Adopted

5. Signed:

<u> Steven J. Burney </u>	<u> City Manager </u>	<u> 04/02/2021 </u>
Chief Executive Officer	Title	Date

Approved as to Form: Mark Barber
City Attorney

6. Contact Person:

<u> Larry Merrell </u>	<u> Building Official </u>
Name	Title

Address: 601 4th Avenue E
 Olympia Washington 98501

Phone: (360) 753-8347 **Fax:** N/A

E-mail: lmerrell@ci.olympia.wa.us

7. Proposed Code Amendment (Underline all added words, strike through deleted words) Additional pages may be attached.

Code 2018 IRC Section P2904.1.1 Page 638-639

Amend section to read as follows:

2. International Residential Code Adopted.

The 2018 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 43), except that Chapter 25, Section P2904 is adopted and the following Appendices are hereby adopted:

Appendix F Passive Radon Gas Controls

Appendix Q, Tiny Houses

Appendix U, Dwelling Unit Fire Sprinkler Systems. with the following amendment:

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 ~~do not require sprinklers~~. 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. Detached garage conversions to accessory dwelling units and detached accessory dwelling units with utilities served by an existing single family residence that does not have an existing sprinkler system.

Appendix V, Fire Sprinklers

8. Background information on amendment.

Local government residential amendments submitted to the Council for approval should be based on:

- (1) Climatic conditions unique to the jurisdiction.
- (2) Geologic or seismic conditions unique to the jurisdiction.
- (3) Environmental impacts, such as noise, dust, etc., unique to the jurisdiction.
- (4) Life, health or safety conditions unique to the jurisdiction.
- (5) Other special conditions unique to the jurisdiction.

The amendment has been adopted by our local government for local implementation and enforcement, and only effects single and multifamily buildings as defined by RCW 19.27.015, it is a local government residential amendment.

- (5) Other special conditions unique to the jurisdiction: Existing water supply system infrastructure throughout many Olympia neighborhoods are a maximum ¾" meters and supply lines.

The City of Olympia voted and approved the sprinkler ordinance July 1st of 2014. While enforcing the ordinance, unintended consequences developed. The increased housing density drove demand for accessory dwelling units. The cost to sprinkle an accessory dwelling unit on a lot with an unsprinkled home became cost prohibitive. The water utility infrastructure from the municipal water supply to the house in many circumstances would be required to be increased to reach adequate water flow for the accessory dwelling unit

sprinkler system. The service line from the municipal supply to the meter, meter, and service to the house would have to be upsized which would realize a substantial increase in the cost of construction. The Fire Marshal proposes that accessory dwelling units will only be sprinkled if the existing home is sprinkled. It will lengthen the point of which the City of Olympia will be fully protected by sprinklers but is consistent with the amendments the State of California enacted. Please see attached California accessory dwelling unit sprinkler PDF **Be it known the only amendment to the 2014 residential sprinkler ordinance is “Exception C” which specifically excludes Accessory Dwelling Unit’s from the sprinkler requirement if the existing home is not sprinkled.” All other language is original from the 2014 Council approved sprinkler ordinance. ...**

INSTRUCTIONS

1. Check the code or codes for which amendments are being proposed.
2. If only Council review and comment are requested, it is a pre-proposal amendment. If the amendment is being proposed for implementation statewide, it is a statewide amendment. If the amendment has been adopted by a local government for local implementation and enforcement, and only effects single and multifamily buildings as defined by RCW 19.27.015, it is a local government residential amendment. If the amendment has been rejected by the Council, it is for reconsideration.
3. Provide the name of the local government, organization, or individual proposing the code change.
4. Ordinance or resolution number and date official action was taken for local government residential amendment. Amendments affecting 1-4 unit residential buildings should be adopted contingent upon approval by the State Building Code Council.
5. When the application is for approval of a local amendment, it shall be signed by the Chief Executive Officer of a city or county, City Mayor, Chair of County Board of Commissioners, or County Executive.
6. Provide the name, address, and phone number of the contact person designated to work with the Council and staff to supply information on the proposed changes as needed.
7. The specific section for which an amendment is proposed should be listed. The **entire section** should be reproduced, including the proposed amendatory language.

All added words should be underlined, all deleted words should be struck through. Any separate new sections added should be inserted in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.

8. Provide background information on the code amendment to include need or reason for the amendment, as well as any other information appropriate to assist the Council in a clear understanding of the issue.
9. Mail the completed application to:

State Building Code Council
Post Office Box 42525
Olympia, Washington 98504-2525
Phone: (360) 725-2966

NOTE: REPRODUCE THIS FORM AND ADD ADDITIONAL PAGES AS NEEDED.



California State Fire Marshal Information Bulletin 17-001

Issued: January 24, 2017

Automatic Residential Fire Sprinkler System Requirements for Accessory Dwelling Units

Senate Bill 1069, Wieckowski (Chapter 720, Statutes of 2016) Land use: zoning, amends section 65852 of the Government Code to provide reform and incentives to facilitate and expedite the construction of affordable housing. The law was created to allow the construction of additional dwelling units associated with existing housing. An accessory dwelling unit may be attached or unattached to the existing house. The changes in the statute affect the automatic residential fire sprinkler system requirements for accessory dwelling units by exempting the requirement in some situations, noted below.

The Government Code is part of California statute and the bill has an effective date of January 1, 2017. The statute takes precedence over local regulations or ordinances. The information on SB 1069 can be found at:
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1069

Automatic Residential Fire Sprinkler System Requirements

The California Residential Code section R313.2 requires automatic residential fire sprinkler systems in one and two family dwellings:

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exception: An automatic residential fire sprinkler system shall not be required for *additions* or *alterations* to existing buildings that are not already provided with an automatic residential sprinkler system.

Information Bulletin 17-001 (Continued)

Senate Bill 1069 adds the following exception for automatic residential fire sprinkler systems if all the following conditions exist:

- The unit meets the definition of an Accessory Dwelling Unit in the Government Code (section 65852.2).
- The existing primary residence is not required to have an automatic residential sprinkler system.
- The accessory detached dwelling unit does not exceed 1,200 square feet in size.
- The unit is on the same lot as the primary residence.

The statute prohibits local authorities from requiring automatic residential sprinkler systems for accessory dwelling units unless they are required for the primary dwelling unit.

The following information is provided for clarification:

- Automatic residential sprinkler systems are required in all new homes including those built with an accessory dwelling unit.
- New accessory dwelling units must have an automatic residential sprinkler system when the existing house has an automatic residential sprinkler system.
- Existing houses without an automatic residential sprinkler system adding an accessory dwelling unit are not required to provide an automatic residential sprinkler system.

Addition considerations:

- Existing houses that increase the square footage while adding an attached accessory dwelling unit may exceed an automatic residential sprinkler system threshold ordinance based on a local ordinance. If the local authority has an ordinance that applies to all houses and requires fire sprinklers when the square footage exceeds the prescribed amount, the local authority may then require an automatic residential sprinkler system to the entire house including the accessory dwelling unit.
- New detached accessory dwelling units are required to comply with the standards for fire protection such as water supply and fire department access. Automatic residential sprinkler systems provide construction options for the owner by providing different ways to complying with the fire protection requirements.

ORDINANCE NO. 7273

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING ITS ADOPTION OF THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BY AMENDING OLYMPIA MUNICIPAL CODE SECTION 16.04.020, AND DECLARING AN EMERGENCY BASED UPON PUBLIC HEALTH, SAFETY AND WELFARE SO THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT

WHEREAS, the State of Washington requires cities to enact building codes and regulations and to provide for their administration, enforcement, and amendment; and

WHEREAS, the regulation of building and building construction by the City of Olympia (the "City") is necessary to protect the public health, safety, and welfare; and

WHEREAS, the Olympia City Council desires to protect the safety and welfare of the citizens of the City through regulation of construction activities and maintenance of buildings in the City; and

WHEREAS, the City has previously adopted multiple international codes; and

WHEREAS, more recent international codes have been adopted by the State of Washington; and

WHEREAS, the City is required by the Revised Code of Washington (RCW) Section 19.27 to adopt the State of Washington Building Codes; and

WHEREAS, City staff reviewed the newly adopted international codes as compared to the City's existing codes; and

WHEREAS, City staff presented the international codes provided for herein along with their amendments to the City of Olympia Land Use and Environment Committee; and

WHEREAS, on November 19, 2020, the Land Use and Environment Committee voted to recommend approval of the provisions regulating construction through use of the State-adopted codes set forth herein; and

WHEREAS, on February 2, 2021, the City Council passed and approved Ordinance No. 7271 on an emergency basis, thereby adopting the referenced International Building Codes and local amendments; and

WHEREAS, the State Building Codes Council has notified the City that additional amendments are recommended for inclusion in the Olympia Municipal Code in order to accomplish the intent of Ordinance No. 7271; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal;

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

Section 1. Amendment of OMC 16.04.020. Olympia Municipal Code Section 16.04.020 is hereby amended to read as follows:

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 code 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 2018 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 101.4.3 "Plumbing"; excluding Chapter 1, Section 105.2 "work exempt from permit", item 3, "Oil Derricks"; excluding Chapter 1, Section 110.3.5 "Exception"; excluding Chapter 1, Section 113, Board of Appeals), as published by the International Code Council, Inc. (ICC), including ICC A117.1-2009 "Accessible and usable buildings and facilities", and the following Appendices are hereby adopted:

Appendix E, Supplementary Accessibility Requirements ICC A117.2009

Appendix G, Flood resistant construction

Appendix J, Grading

2. International Residential Code Adopted.

The 2018 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 43), except that Chapter 25, Section P2904 is adopted and the following Appendices are hereby adopted:

Appendix F Passive Radon Gas Controls

Appendix Q, Tiny Houses

Appendix U, Dwelling Unit Fire Sprinkler Systems, with the following amendment:

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

3. International Mechanical Code Adopted.

The 2018 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 2018 Edition of the ANSI Z223.1/NFPA 54 National Fuel Gas Code and the 2017 Liquefied Gas Code (NFPA 58) except as otherwise specified by the adoption of referenced Codes.

4. Uniform Plumbing Code Adopted.

The 2018 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 WAC.

5. International Energy Conservation Code/Washington Residential Energy Codes Adopted.

Washington State Residential Energy Code, Chapter 51-11R WAC, excluding SECTION R109 BOARD OF APPEALS

The 2018 Edition of the Washington State Residential Energy Code and the following Appendices are hereby adopted:

Appendix RA, Optional Energy Efficiency Measures – One Step

Appendix RB, Optional Energy Efficiency Measures – Two Step

Appendix RC, Outdoor Design Temperatures for Washington Proponent Options

6. International Energy Conservation Code/Washington Commercial Energy Codes Adopted.

Washington State Commercial Energy Code, Chapter 51-11C WAC, excluding SECTION R109 BOARD OF APPEALS

The 2018 Edition of the Washington State Commercial Energy Code and the following Appendices are hereby adopted:

Appendix A, Default Heat Loss Coefficients

Appendix B, Default Internal Load Values and Schedules

Appendix C, Exterior Design Conditions

Appendix, D, Calculation of HVAC Total System Performance Ratio

Appendix E, Renewable Energy

Appendix F, Outcome-Based Energy Budget

7. 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.

8. International Fire Code Adopted.

The 2018 Edition of the International Fire Code, herein IFC, as published by the International Code Council (ICC), as adopted by the State Building Code Council in Chapter 51-54 WAC (excluding Chapter 1, Section 108, Board of Appeals), and the following Appendices are hereby adopted:

Appendix B, Fire-Flow requirements for Buildings

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

9. International Existing Building Code Adopted.

The 2018 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, and the following Appendix is hereby adopted:

Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings

10. International Swimming Pool and Spa Code Adopted.

The 2018 International Swimming Pool and Spa Code, as published by the International Code Council (by reference in the 2018 International Building Code WAC 51.50, Section 3109 and the 2018 International Residential Code WAC 51-51, Section 38), is hereby adopted regulating the installation of pools and spas, including ANSI/APSP/ICC-7 Standards for Suction Entrapment Avoidance.

11. International Fuel Gas Code Adopted.

The 2018 International Fuel Gas Code, as published by the International Code Council, is hereby adopted as the Fuel Gas Code for the City of Olympia.

Section 2. 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 any references thereto.

Section 3. 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 remain unaffected.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This Ordinance is for the preservation of public peace, health, safety, and welfare and shall take immediate effect upon adoption, as provided by law.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


DEPUTY CITY ATTORNEY

PASSED: February 23, 2021

APPROVED: February 23, 2021

PUBLISHED: February 26, 2021