

**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.**

- International Building Code
- International Mechanical Code
- Uniform Plumbing Code
- International Fuel Gas Code
- NFPA 58 Liquefied Petroleum Gas Code
- International Residential Code
- International Fire Code
- ICC ANSI A117.1 Accessibility Code
- NFPA 54 National Fuel Gas Code
- State Energy Code

Section   R309   Page   69  

**2. Type of Local Amendment**

- Preproposal
- Final Adoption
- Reconsideration

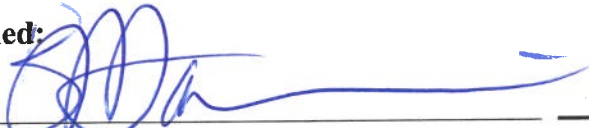
**3. Applicant:**

Jeffrey L. Rowe, CBO

**4. Local Jurisdiction Adoption**

Ordinance No. 2021-46s      07/07/2021  
Ordinance or Resolution No.      Date Adopted

**5. Signed:**

 Pierce County Executive      Pierce County Executive      9/1/21  
Pierce County Executive      Title      Date

**6. Contact Person:**

Jeffrey L. Rowe, CBO      Pierce County Building Official  
Name      Title  
Address: 2401 South 35<sup>th</sup> Street  
Tacoma, Washington 98409-7460

Phone: (253) 798-7126 Fax: ( ) N/A E-mail: jeffrey.rowe@piercecountywa.gov

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

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more than 10 feet (3048 mm) above a walking surface.

**R308.6.6 Glass in greenhouses.** Any glazing material is permitted to be installed without screening in the sloped areas of greenhouses, provided that the greenhouse height at the ridge does not exceed 20 feet (6096 mm) above *grade*.

**R308.6.7 Screen characteristics.** The screen and its fastenings shall be capable of supporting twice the weight of the glazing, be firmly and substantially fastened to the framing members, and have a mesh opening of not more than 1 inch by 1 inch (25 mm by 25 mm).

**R308.6.8 Curbs for skylights.** Unit skylights installed in a roof with a pitch of less than three units vertical in 12 units horizontal (25-percent slope) shall be mounted on a curb extending not less than 4 inches (102 mm) above the plane of the roof, unless otherwise specified in the manufacturer's installation instructions.

**R308.6.9 Testing and labeling.** Unit skylights and tubular daylighting devices shall be tested by an *approved* independent laboratory, and bear a *label* identifying manufacturer, performance grade rating and *approved* inspection agency to indicate compliance with the requirements of AAMA/WDMA/CSA 101/I.S.2/A440.

**R308.6.9.1 Comparative analysis for glass-glazed unit skylights.** Structural wind load design pressures for glass-glazed unit skylights different than the size tested in accordance with Section R308.6.9 shall be permitted to be different than the design value of the tested unit where determined in accordance with one of the following comparative analysis methods:

1. Structural wind load design pressures for glass-glazed unit skylights smaller than the size tested in accordance with Section R308.6.9 shall be permitted to be higher than the design value of the tested unit provided that such higher pressures are determined by accepted engineering analysis. Components of the smaller unit shall be the same as those of the tested unit. Such calculated design pressures shall be validated by an additional test of the glass-glazed unit skylight having the highest allowable design pressure.
2. In accordance with WDMA I.S. 11.

## SECTION R309 GARAGES AND CARPORTS

**R309.1 Floor surface.** Garage floor surfaces shall be of *approved* noncombustible material.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**R309.2 Carports.** Carports shall be open on not less than two sides. Carport floor surfaces shall be of *approved* noncombustible material. Carports not open on two or more sides

shall be considered to be a garage and shall comply with the provisions of this section for garages.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**Exception:** Asphalt surfaces shall be permitted at ground level in carports.

**R309.3 Flood hazard areas.** For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be one of the following:

1. Elevated to or above the design flood elevation as determined in accordance with Section R322.
2. Located below the design flood elevation provided that the floors are at or above *grade* on not less than one side, are used solely for parking, building access or storage, meet the requirements of Section R322 and are otherwise constructed in accordance with this code.

**R309.4 Automatic garage door openers.** Automatic garage door openers, if provided, shall be *listed* and *labeled* in accordance with UL 325.

**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Note a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

## SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

**R310.1 Emergency escape and rescue opening required.** *Basements*, *habitable attics* and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

**Exceptions:**

1. Storm shelters and *basements* used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet (18.58 m<sup>2</sup>).
2. Where the *dwelling* or *townhouse* is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in *basements* shall not be required to have emergency escape and rescue openings provided that the *basement* has one of the following:
  - 2.1. One means of egress complying with Section R311 and one emergency escape and rescue opening.

Amend section to read as follows:

**New Situs: R309.6 Electric vehicle charging infrastructure is required.** New dwelling units classified as **R-3** occupancies shall be required to provide a minimum of one electric vehicle ready for each dwelling unit. This parking space shall be provided with a minimum 208/240-volt dedicated branch circuit for electric vehicle supply equipment that is terminated at a receptacle or junction box within the parking space to allow future installation of electric vehicle supply equipment. The branch circuit shall be identified as “Electric Vehicle Ready” in the service panel or subpanel directory, and the termination location shall be marked as “Electrical Vehicle Ready”. Installation shall be in accordance with the National Electrical Code.

## **8. Background information on amendment.**

The Pierce County Sustainability 2030 plan promotes the transition to electric vehicles as a strategy for reducing transportation generated greenhouse gas emissions. Providing electric vehicle charging readiness at the time of construction of new one- and two-family dwellings supports and increases the use of electric vehicles and is more cost effective than retrofitting a structure with electric vehicle charging capability after construction.

## 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.**

