ORDINANCE NO. 012-13


WHEREAS, the Washington State Building Code Council (Code Council) periodically adopts building and fire codes of statewide applicability, collectively referred to as the state building code; and

WHEREAS, on November 9, 2012 the Code Council voted to adopt the 2012 Edition of the International Fire Code, along with amendments thereto, and the effective date of the code is July 1, 2013; and

WHEREAS, the City of Port Orchard has previously adopted the 2009 Edition of the International Fire Code as adopted by the Code Council; and

WHEREAS, RCW 35.21.180 grants authority to cities to adopt statutes and codes by reference; and

WHEREAS, RCW 19.27.031 provides that the state building code as adopted by the Code Council shall be in effect in all counties and cities; and

WHEREAS, the City Council finds that the public health, safety, and welfare will be served by keeping up to date with the most current edition of the state building code; now, therefore,

THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Port Orchard Municipal Code Section 15.12.010 is hereby AMENDED to read as follows:

The 2012 Edition of the International Fire Code, as adopted by the Washington State Building Code Council, including amendments, is hereby adopted, together with Section 605.11 of the model code and Appendices B and D, except as to local amendments as set forth in Section 15.12.100, as the official fire prevention code of the City of Port Orchard, as though fully set forth herein. One copy is on file in the office of the city clerk.

SECTION 2. Port Orchard Municipal Code Section 15.12.040 is hereby AMENDED as follows:

15.12.040 District limits for storage of flammable and combustible liquids, liquefied petroleum gases, and explosives.

The limits referred to in Chapter 57 of the fire prevention code in which storage of flammable and combustible liquids in outside aboveground storage tanks is prohibited, the limits referred to in Chapter 61 of the fire prevention code in which bulk storage of liquefied petroleum gas is restricted, and the limits referred to in Chapter 56 of the fire prevention code, in which storage of explosives and blasting agents is prohibited, are established as follows:
Beginning at the intersection of the outer harbor line and the west boundary of the city; thence southerly along the west boundary to the southerly margin of Bay Street thence northeasterly along the southerly margin to the projected centerline of alley in Block 2, original plat of Sidney; thence east along the centerline of the alley to the intersection with the centerline at Cline Street; thence north to the centerline of the alley in Block 7, original plat of Sidney; thence east to the centerline of Austin Avenue; thence north to the centerline of Kitsap Street; thence east to the centerline of Seattle Street; thence north to a point two hundred feet south of the centerline of Bay Street; thence parallel to the centerline of Bay Street easterly to the centerline of Blackjack Creek to the west line of Maple Street Waterway projected southerly; thence northerly along the west line of Maple Street Waterway to the outer harbor line; thence southwesterly along the outer harbor line to the point of beginning.

SECTION 3. Port Orchard Municipal Code Section 15.12.050 is hereby AMENDED as follows:

15.12.050 Appeals.
Whenever the fire authority shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the codes do not apply or that the true intent and meaning of the codes have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the fire authority within 30 days from the date of the decision in accordance with Section 108 of the 2012 Edition of the International Fire Code, as adopted herein.
SECTION 4. Port Orchard Municipal Code Section 15.12.100 is AMENDED to read as
follows:

15.12.100 Local Amendments to the 2012 Edition of the
International Fire Code, as adopted in Section 15.12.010.

The City of Port Orchard adopts, as local amendments, and further amends
the following sections of the 2012 Edition of the International Fire Code as
adopted by the Washington State Building Code Council, including amendments
to appendices B and D as follows:

Section 102.7:
102.7 Referenced codes and standards. The codes and standards referenced in
this code shall be those that are listed in Chapter 80 and such codes and
standards shall be considered part of the requirements of this code to the
prescribed extent of each such reference as interpreted by the fire code official.
Where differences occur between the provisions of this code and the
referenced standards, the provisions of this code shall apply.

Section 105.6:
105.6 Required operational permits. The fire code official is authorized to
issue operational permits for the operations set forth in Sections 105.6.2,
105.6.36, 105.6.43

Section 105.7:
105.7 Required construction permits. The fire code official is authorized to
issue construction permits for work as set forth in Sections 105.7.1 through
105.7.16

Section 503:
503.1 Where required. Fire apparatus access roads shall be provided and
maintained in accordance with Sections 503.1.1 through 503.1.3 and Appendix D.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be
provided for every facility, building or portion of a building hereafter constructed or
moved into or within the jurisdiction. The fire apparatus access road shall comply
with the requirements of this section and shall extend to within 150 feet (45,720
mm) of all portions of the facility and all portions of the exterior walls of the first
story of the building as measured by an approved route around the exterior of the
building or facility.

Exception: The fire code official is authorized to increase the dimension of 150
feet (45,720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler
system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property,
topography, waterways, nonnegotiable grades or other similar conditions,
and an approved alternative means of fire protection is provided.

3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6,096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be 35ft. inside radius and 48ft. outside radius for commercial and 25ft. inside and 40ft. outside radius for residential.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

503.2.7 Grade. The gradient of the fire apparatus access road shall not exceed 12%.
Exception: Gradient of the fire apparatus access road may be increased up to 15% if all buildings are protected by an approved automatic fire sprinkler system. Gradients of fire apparatus access roads in excess of 15% will require the approval of the Fire Chief.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based upon the departments apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words FIRE LANE – NO PARKING shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.4.1 Traffic calming devices. Traffic calming devices shall be prohibited unless approved by the fire code official.

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an approved manner. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

503.7 Residential Private Access. Group R-3, R-4, or Group U occupancies allowed on a private access if a residential sprinkler system is installed in each new structure.

Exception: There are not more than two Group R-3, R-4, or Group U occupancies.
Section 605

605.11 Solar photovoltaic power systems. Solar power systems shall be installed in accordance with Section 605.11.1 through 605.11.4, as pre the 2012 International Fire Code and the 2012 International Building Code and NFPA 70.

Section 903:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section:

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire resistance-rated floor/ceiling assemblies.

1. Where this code requires the installation of an automatic sprinkler system to protect an occupancy within an otherwise non-sprinklered building, then automatic sprinkler protection will be required throughout the entire building.

2. Portions of buildings which are separated by one or more four-hour area separation walls constructed in accordance with the International Building Code, without openings and provided with a 30-inch (762 mm) parapet, are allowed to be considered as separate fire areas.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 10,000 square feet (929 m²);
2. The fire area has an occupant load of 300 or more;
3. The fire area is located on a floor other than the level of exit discharge; or
4. The fire area contains a multiplex theater complex.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 10,000 square feet (929 m²);
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than the level of exit discharge.

Exception: Areas uses exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.
903.2.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 10,000 square feet (929 m²);
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than the level of exit discharge.

Exception: Areas uses exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

903.2.1.6 Group B. An automatic sprinkler system shall be provided for Group B occupancies where the fire area exceeds 10,000 square feet.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exist:

1. Where a Group F fire area exceeds 10,000 square feet (929 m²);
2. Where a Group F fire area is located more than three stories above grade plane.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 10,000 square feet (929 m²);
2. Where a Group M fire area is located more than three stories above grade plane.

903.2.8 Group R. An automatic sprinkler system in accordance with Section 903 shall be provided throughout buildings containing a Group R occupancy, including town homes and condos where one of the following exist:

1. The fire area exceeds 5,000 square feet (929 m²);
2. The fire area has more than 5 or more units: or
3. The fire area is located on a floor other than the level of exit discharge.

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where one of the following conditions exist:

1. Where a Group S fire area exceeds 10,000 square feet (929 m²);
2. Where a Group S fire area is located more than three stories above grade plane.

Section 907:

907.2 Where required—new buildings and structures. An approved manual and automatic fire alarm system shall be provided in all Group A, B, F, M and S occupancies having 4,000 square feet or greater of total floor area. An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23. Where automatic sprinkler protection installed in accordance
with Section 903.3 is provided and connected to the building fire alarm system, automatic detection required by this section shall not be required.

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.3. The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

EXCEPTION: The fire code official may reduce requirements for the fire alarm system for buildings protected by an approved automatic sprinkler system.

Appendix B:

B104.2 Area separation. Portions of buildings which are separated by one or more four-hour area separation walls, constructed in accordance with the Building Code, without openings and provided with a 30-inch (762 mm) parapet, are allowed to be considered as separate fire-flow calculation areas.

Appendix D:

D103.2 Grade. New fire apparatus access roads shall not exceed 12 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief. Gradient of the fire apparatus access road may be increased up to 15% if all buildings are protected by an approved automatic fire sprinkler system. Gradients if fire apparatus access roads in excess of 15% will require approval of the fire chief.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
SECTION 5. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 6. This ordinance shall be in full force and effect five (5) days after posting and publication as required by law. A summary of this Ordinance may be published in lieu of the entire ordinance, as authorized by State Law.

PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the Clerk in authentication of such passage this 25th day of June 2013.

Timothy C. Matthes, Mayor

ATTEST:

Brandy Rinearson, CMC, City Clerk

APPROVED AS TO FORM:

Gregory A. Jacoby, City Attorney

Sponsored by:

Rob Putaansuu, Councilmember
NOTICE OF CITY OF PORT ORCHARD
ORDINANCE

The following is a summary of an Ordinance approved by the Port Orchard City Council at their regular Council meeting held June 25, 2013.

ORDINANCE NO. 012-13


Copies of Ordinance No. 012-13 are available for review at the office of the City Clerk of the City of Port Orchard. Upon written request a statement of the full text of the Ordinance will be mailed to any interested person without charge. Thirty days after publication, copies of Ordinance No. 012-13 will be provided at a nominal charge.

City of Port Orchard

Brandy Rinearson
City Clerk

Publish: Port Orchard Independent
July 5, 2013