

## Chapter 2.02 BUILDING CODE

*(Repealed and Reenacted by Ord. 28155 Ex. A, passed Jun. 11, 2013; and Ord. 27890 Ex. A, passed Jun. 15, 2010 )*

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- 2.02.500 Amendment by deletion from the 2012 International Residential Code.
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- 2.02.580 Amendment to IRC Section R113 – Violations.
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- 2.02.600 Amendment to IRC Section R301.2.3 – Snow loads.
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- 2.02.710 Washington State Building Code Council amendments deleted from the City of Tacoma Adoption of the 2012 International Existing Building Code.
- 2.02.720 Washington State Building Code Council amendments.
- 2.02.730 Amendment to IEBC Section 105.2 – Work exempt from permit.
- 2.02.740 Amendment to IEBC Section 112 – Board of Appeals.
- 2.02.750 Amendment to IEBC Section 113 – Violations.
- 2.02.760 Amendment to IEBC Section 202 – General Definitions – by addition of a definition of substantial renovation or construction.
- 2.02.770 Amendment to IEBC Section 407.1 – Change of Occupancy.
- 2.02.780 Amendment to IEBC Section 603 – Fire Protection – by addition of a new subsection EB 603.2.

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- 2.02.790 Amendment to IEBC Section 703 – Fire Protection – by addition of a new subsection EB 703.2.
- 2.02.800 Amendment to IEBC Section 1007.1 – Change of occupancy – Structural.
- 2.02.810 Amendment to IEBC Section 1007 – Change of occupancy – Structural – by addition of a new Table 1007.1.
- 2.02.820 Amendment to IEBC Chapter 13 – Relocated or moved buildings.
- 2.02.830 Amendment to IEBC Appendix Section A113.9 – Secondary load paths – by addition of a new Section A113.9.1
- 2.02.840 *Repealed.*
- 2.02.850 *Repealed.*
- 2.02.860 *Repealed.*
- 2.02.1000 Earthquake Recording Instrumentation.

### **2.02.010 Adoption of International Building, Residential, and Existing Building Codes.**

The 2012 Edition of the International Building Code (“IBC”), along with A117.1-2012 and IBC Appendix E, the 2012 International Residential Code (“IRC”), along with IRC Appendices G and R (Note: Appendix R is in the State amendments and not in the 2012 IRC), and the 2012 International Existing Building Code (“IEBC”), along with Appendix A and Resources A in the 2012 IEBC, adopted and published by the International Code Conference, Inc., are hereby adopted by this reference, pursuant to the provisions of Section 35.21.180, Revised Code of Washington, as the official Building Code of the City of Tacoma, such adoption by reference, however, to be subject to the amendments to the 2012 International Building Code, the 2012 International Existing Building Code, and the 2012 International Residential Code as adopted by the Washington State Building Code Council, as set forth in the Washington Administrative Code (“WAC”) 51-50, and the City of Tacoma amendments to the adopted 2012 International Building Code, the 2012 International Existing Building Code, and the 2012 International Residential Code, as those amendments are hereinafter set forth.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.020 Title.**

This chapter shall be known as the “Building Code,” may be cited as such, and will be referred to herein as “this code.” Where reference is made to International Building Code or IBC; or reference is made to the International Residential Code or IRC; or reference is made to the International Existing Building Code or IEBC; the reference shall mean the 2012 edition of each of these documents as amended and adopted by the City of Tacoma, unless specifically stated otherwise.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.030 International Plumbing Code.**

All references to the International Plumbing Code shall be interpreted as meaning the 2012 Uniform Plumbing Code as adopted and amended by the City of Tacoma, or if the subject being addressed is not regulated by the Uniform Plumbing Code, then the code adopted and amended by the City of Tacoma which regulates the subject being addressed.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.040 Amendment by deletion from the 2012 IBC and deletion of Washington State Building Code Council amendments from City of Tacoma Adoption of the 2012 International Building Code.**

IBC Chapter 34 is hereby deleted and omitted from the adoption of the 2012 IBC as the official Building Code of the City of Tacoma as adopted by this chapter, and replaced by the adoption of the 2012 International Existing Building Code. IBC Chapter 34 has been amended by the Washington State Building Code Council; however, the City of Tacoma deletes the Washington State Building Code Council amendments to this chapter.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.050 General amendments.**

The following numbered sections of the IBC, as adopted herein, are amended to read as set forth and shall supersede that section so numbered in the IBC and shall be a part of the official Building Code of the City of Tacoma. The sections so amended are as follows:

- |                   |                    |
|-------------------|--------------------|
| IBC Section 105.1 | IBC Section 1503.4 |
| IBC Section 105.2 | IBC Section 1510.7 |
| IBC Section 111   | IBC Section 1608   |

IBC Section 113            IBC Section 1613.8  
 IBC Section 114            IBC Section 2405.6  
 IBC Section 202            IBC Section 3202.3  
 IBC Section 510.2

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.060 Washington State Building Code Council amendments.**

The following sections have been amended by the Washington State Building Code Council in WAC 51-50, and are herein adopted by the City of Tacoma. The amendments to these sections are not included in this ordinance, but are adopted by reference:

IBC Section 202	IBC Table 509	IBC Section 1101.2.7	IBC Section 1904.1
IBC Section 305.2.4	IBC Section 903.2.1.6	IBC Section 1101.2.8	IBC Section 1904.2
IBC Section 308.2	IBC Section 903.2.3	IBC Section 1101.2.9	IBC Section 1905.1
IBC Section 308.3.2	IBC Section 903.2.7	IBC Section 1106.6	IBC Section 1905.1.3
IBC Section 308.3.3	IBC Section 907.2.8	IBC Section 1107.6	IBC Section 1905.1.4
IBC Section 308.4	IBC Section 908.7	IBC Section 1203.1	IBC Section 1905.1.9
IBC Section 308.4.2	IBC Section 908.7.1	IBC Section 1203.2	IBC Section 1905.1.10
IBC Section 308.6.5	IBC Section 909.21.12	IBC Section 1203.4	IBC Section 2107.1
IBC Section 310.2	IBC Section 909.21.13	IBC Section 1203.6	IBC Section 2107.2
IBC Section 310.4	IBC Section 1008.1.9.3	IBC Section 1204	IBC Section 2107.2.1
IBC Section 310.5.2	IBC Section 1008.1.9.6	IBC Section 1208.2	IBC Section 2107.5
IBC Section 310.5.3	IBC Section 1009.3	IBC Section 1208.3	IBC Section 2111.7
IBC Section 403.5.4	IBC Section 1009.18	IBC Section 1210.4	IBC Section 2111.7.1
IBC Section 407.4.3.2	IBC Section 1010.1	IBC Section 1403.2	IBC Section 2114
IBC Section 420.6	IBC Section 1018.5	IBC Section 1405	Chapter 29
IBC Section 420.7	IBC Section 1018.6	IBC Section 1702.1	IBC Section 3002.4
IBC Section 504.3	IBC Section 1101.2	IBC Table 1705.3	Chapter 35
IBC Section 504.4	IBC Section 1101.2.2	IBC Section 1710.5	
IBC Section 506.4	IBC Section 1101.2.3	IBC Section 1901.2.1	
IBC Section 506.5	IBC Section 1101.2.4	IBC Section 1903.1	

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.070 Amendment to IBC Section 102.4 – Referenced codes and standards.**

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply control. The edition of each referenced code and standard shall either be the edition listed in IBC Chapter 35 or the most current published edition if approved by the Building Official.

Exception:

Referenced National Fire Protection Association (“NFPA”) Standards 13, 13R, 13D, 14, 20, 24, and 25 shall be the most current published editions.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.080 Amendment to IBC Section 105.1 – Permits – by addition of a new section 105.1.3 – Business Licensing.**

105.1.3 Business Licensing. Where licensing is required for a permit applicant by the City or State, such licensing shall be required at the time of building permit issuance.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.090 Amendment to IBC Section 105.2 – Work exempt from permit.**

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).
2. Fences not over 7 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls which are not over four feet (1219 mm) in height, measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids. A Fence supported by a retaining wall shall be considered a surcharge.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and on grade concrete patios with an aggregate area not exceeding 2,000 Sq. Ft. (185.81 sq-M)
7. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L), and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies supported by an exterior wall which do not project more than 54 inches (1372mm) from the exterior wall and do not require additional support.
13. Non-fixed and movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical: See TMC Chapter 2.04.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

105.2.2 Repairs. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps, or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring, or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, or metering, or other related equipment that is under the ownership and control of public service agencies by established right.

105.2.4 City of Tacoma Projects and Department of Transportation Projects. A permit shall not be required for the construction of roads, highways, freeways, and other structures related to such construction, including, but not limited to, grading, excavation, filling, paving, construction of bridges and pedestrian overpasses, drainage, power, water, and channelization, constructed by or under contract to the City of Tacoma, or the Washington State Department of Transportation.

Exceptions:

1. Buildings and other structures not normally included in road or highway construction shall require building and other construction permits.
2. Road or in right-of-way construction caused by development on private property shall require permits as required for the type of work.
3. Work in the right-of-way undertaken as the responsibility of the owner of abutting property, including, but not limited to, off-site improvements as required within Section 2.19.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Ord. 28089 Ex. B; passed Sept. 25, 2012: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

#### **2.02.100 Amendment to IBC Section 202 – Definitions – D, L, and W.**

Design Professional. A Washington State Licensed Architect governed by the Washington State Board of Registration for Architects, or a Washington State Licensed Engineer governed by the Washington State Board of Registration for Professional Engineers and Land Surveyors.

Live/Work Unit. A dwelling or sleeping unit in which up to 50 percent of the space includes a nonresidential use that is operated by the occupant. No more than six unrelated persons may inhabit the dwelling or sleeping unit.

Work/Live Unit. A Group A, B, F, or M occupancy in which up to 50 percent of the space is a dwelling unit. The dwelling unit shall be inhabited by the operator of the licensed business occupying the work/live unit. No more than six unrelated persons may inhabit the dwelling unit.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

#### **2.02.110 Amendment to IBC Section 111 – Certificate of occupancy or certificate of completion.**

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy or a certificate of completion, as appropriate for the building or structure.

Exception:

Certificates of occupancy are not required for work exempt from permits under Section 105.2.

111.2 Certificate issued. After the Building Official completes all inspections of the building or structure, the Building Official shall issue a certificate of occupancy or completion that contains the following as applicable to the project:

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1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load, for buildings with assembly or meeting rooms with an occupant load in excess of fifty.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required, and what type of system is being provided.
12. Any special stipulations and conditions of the building permit.

Issuance of the certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

111.3 Temporary occupancy. The Building Official is authorized to issue a temporary certificate of occupancy or certificate of completion before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied or used safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

111.4 Revocation. The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.120 Amendment to IBC Section 113 – Board of Appeals.**

Section 113 in the 2012 International Building Code shall be replaced in its entirety with the following:

113.1. The Board of Building Appeals. The Board of Building Appeals, as created by TMC 2.17, is the properly designated board of appeals for the IBC, as adopted by the City of Tacoma and the State of Washington. The Board of Building Appeals, within the authority granted it by TMC 2.17, shall:

Hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code.

113.2. Limitations of Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The Board of Building Appeals shall have no authority relative to interpretation of the administrative provisions to the codes assigned to the Board's authority, nor shall the Board be empowered to waive requirements of these codes or to grant variances, unless specifically granted in TMC 2.17.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.130 Amendment to IBC Section 114 – Violations.**

114.1 Unlawful acts. It shall be unlawful for any person, firm, corporation, or other legal entity to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure, or equipment regulated by this chapter or by the codes adopted and amended by TMC Title 2, or cause same to be done, in conflict with or in violation of any of the provisions of these codes.

114.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code or any other code which references section 2.01.150, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. The Notice of Violation shall contain the following:

114.2.1 The address of the site and the specific details of the condition(s) which is (are) to be corrected;

114.2.2 A specified timeframe for correcting the violation or submitting an acceptable work schedule.

114.2.3 The citation penalties that may be imposed in the event that the condition is not corrected within the timeframe indicated on the Notice of Violation;

114.2.4 The procedure that may be implemented if civil penalties in excess of \$1,000.00 are assessed in trying to correct the violation(s); and

114.2.5 The name, address and telephone number of the regulatory agency and the inspector issuing the Notice of Violation.

114.3. Penalties and Certificate of Complaint. If the notice of violation is not complied with within the specified period of time, the Building Official is authorized to issue a second Notice of Violation and issue a civil penalty of \$250.00. The monetary penalties for violations shall be as follows:

114.3.1 First and subsequent civil penalties \$250.00;

114.3.2 Civil penalties will continue to accumulate until the violation is corrected, or, if the total assessed penalty exceeds \$1,000.00, a Certificate of Complaint may be filed with the Pierce County Auditor to be attached to the title of the property. A copy of the Certificate of Complaint shall be sent to the Property Owner and parties of interest, if different from the owner.

Each day that a property or person is not in compliance with the provisions of this code may constitute a separate violation.

Penalties shall be billed to the property owner or, if appropriate, the permit holder. Penalties unpaid after 60 calendar days may be collected in any lawful means, including but not limited to, referral to a collection agency.

114.4 Administrative Reviews by the Building Official

114.4.1 General. A person, firm, corporation or other legal entity to whom a Notice of Violation or a civil penalty has been issued relative to the violation of this chapter and the codes adopted and amended by this chapter, may request an administrative review of the violation(s) cited in the Notice of Violation or for the civil penalties assessed pursuant to enforcement.

114.4.2. How to request administrative review. A person, firm, or corporation may request an administrative review of the violation(s) being cited in the Notice of Violation or of a civil penalty assessed by filing a written request with the Building Official, sent to the attention of the contact listed within the Notice of Violation within seven (7) calendar days of the notification date of violation(s) or the date a civil penalty is assessed. The request shall state, in writing, the reasons the Building Official should consider the violation(s) cited in the Notice of Violation as not being violations of TMC Title 2 or the codes and amendments adopted by TMC Title 2 by reference, or why the Building Official should negate or reduce the civil penalty. Upon receipt of the request for administrative review, the Building Official shall review the information provided.

114.4.3 Decision of Building Official. After considering all of the information provided, the Building Official shall determine whether a violation has occurred, and shall affirm, vacate, suspend, or modify the Notice of Violation or the amount of any monetary penalty assessed. The Building Official's decision shall be delivered in writing to the appellant by first class mail. If the administrative review is for the violation, the Building Official's decision shall include an official interpretation of the code sections for which the Notice of Violation was issued.

114.5 Appeals of the Administrative Review by the Building Official. The official interpretation of the code provisions, cited as being the basis for the Notice of Violation being issued, made in the administrative review decision by the Building Official may be appealed directly to the Board of Building Appeals, in accordance with the provisions of TMC Chapter 2.17. Said appeal shall be filed within seven (7) calendar days of receipt of the Building Official's decision with the City Clerk. If such an appeal is successful, any civil penalties that may have been assessed will be withdrawn.

114.6 Alternate Criminal Penalty. Any person who violates or fails to comply with any of the provisions referenced in TMC Title 2 and the codes adopted by reference and amended within TMC Title 2 or any other code which references TMC Section 2.02.150 may be guilty of a misdemeanor and, upon conviction thereof, may be subject to a fine in an amount not exceeding \$1,000, or subject to imprisonment in jail of not more than 180 days, or both a fine and imprisonment. Each day a person or entity violates or fails to comply with a provision referenced in TMC Title 2 and the codes adopted and amended within Title 2.02 may be considered a separate violation.

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(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### 2.02.135 Amendment to IBC Section 419 – Live/Work Units.

#### SECTION 419 – LIVE/WORK AND WORK/LIVE UNITS.

##### 419.1 Live/Work Units

419.1.1 General A *live/work* unit shall comply with Sections 419.1.1 through 419.1.9.

Exception: Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with Section 508.2.

419.1.1.1 Limitations. The following shall apply to all *live/work* areas:

1. The *live/work* unit is permitted to be not greater than 3,000 square feet (279 m<sup>2</sup>) in area; and
2. The nonresidential area of a *live/work* unit is permitted to be not more than 50 percent of the area of each *live/work* unit; and
3. The nonresidential area function shall be limited to the first or main floor only of the *live/work*.

419.1.2 Occupancies. *Live/work* units shall be classified as a Group R-2 occupancy. Separation requirements found in Sections 420 and 508 shall not apply within the *live/work* unit where the *live/work* unit is in compliance with Section 419.1. Nonresidential uses which would otherwise be classified as either a Group H or S occupancy, or occupancies related to marijuana growing, processing or retail sales shall not be permitted in a *live/work* unit.

Exception: Storage shall be permitted in the *live/work* unit provided the aggregate area of storage in the nonresidential portion of the *live/work* unit shall be limited to 10 percent of the space dedicated to nonresidential activities.

419.1.3 Means of egress. Except as modified by this section, the *means of egress* components for a *live/work* unit shall be designed in accordance with Chapter 10 for the function served.

419.1.3.1 Egress capacity. The egress capacity for each element of the *live/work* unit shall be based on the *occupant load* for the function served in accordance with Table 1004.1.1.

419.1.3.2 Spiral stairways. *Spiral stairways* that conform to the requirements of Section 1009.12 shall be permitted.

419.1.4 Vertical openings. Floor openings between floor levels of a *live/work* unit are permitted without enclosure.

[F] 419.1.5 Fire protection. The *live/work* unit shall be provided with a monitored *fire alarm* system where required by Section 907.2.9 and an *automatic sprinkler system* in accordance with Section 903.2.8.

419.1.6 Structural. Floor loading for the areas within a *live/work* unit shall be designed to conform to Table 1607.1 based on the function within the space.

419.1.7 Accessibility. *Live/work* units shall be accessible in accordance with Chapter 11 for the function served. For the residential portion of the *live/work* unit, accessibility requirements for R-2 occupancies in Chapter 1107.6 shall apply.

419.1.8 Ventilation. The applicable ventilation requirements of the *International Mechanical Code* shall apply to each area within the *live/work* unit for the function within that space.

419.1.9 Plumbing facilities. The nonresidential area of the *live/work* unit shall be provided with minimum plumbing facilities as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential area of the *live/work* unit is required to be *accessible* by Section 1103.2.13, the plumbing fixtures specified by Chapter 29 shall be *accessible*.

##### 419.2 Work/Live Units

General A *work/live* unit shall comply with Sections 419.2.1 through 419.2.13.



**419.2.1 Limitations.** The following shall apply to all *work/live* areas:

1. A *work/live* unit shall be located within a building that complies with the provisions of Chapters 5, 9, and 10.

2. A *work/live* unit is permitted to be not greater than 3,000 square feet (279 m<sup>2</sup>) in area;

**Exception:** *Work/live units* shall not be limited in size for the following:

- Buildings classified as A, B, F-2, or M occupancy, and
- Buildings compliant with height and area requirements in Table 503, and
- Buildings with an *approved automatic sprinkler system* installed in accordance with 903.3.1.1 throughout, and
- Where the nonresidential uses are separated from the residential uses in accordance with Section 508.4.4.

3. The residential area of the *work/live unit* is permitted to be not greater than 50 percent of the total area of the *work/live unit* and shall not exceed 1,500 square feet (139 m<sup>2</sup>);

4. A *work/live* unit shall not be located on a floor that is greater than 75 feet above the lowest level of fire department vehicle access.

**Exception:** *Work/live units* located in *high-rise buildings* complying with Section 403.

5. The nonresidential area function shall be limited to the first or main floor only of the *work/live unit*.

6. For the purposes of this section, the residential area is considered a Group R occupancy.

**419.2.2 Occupancies.** *Work/live units* shall be classified in accordance with Chapter 3 for the type of nonresidential occupancy. Permitted occupancies for *work/live units* are A, B, F, and M. Nonresidential uses which would otherwise be classified as either a Group H or S occupancy, or occupancies related to marijuana growing, processing or retail sales shall not be permitted in a *work/live unit*. For the purposes of this section, requirements in the International Building Code, Fuel Gas, Uniform Plumbing Code, or Washington State Energy Code related to residential occupancies shall be applied to the residential portion of the unit where applicable.

**Exception:** Storage shall be permitted in the *work/live unit* provided the aggregate area of storage in the nonresidential portion of the *work/live unit* shall be limited to 10 percent of the space dedicated to nonresidential activities.

### **419.2.3 Fire and smoke protection features.**

**419.2.3.1 Separations within *work/live units*.** Separations between and within *work/live units* shall be accordance with Sections 419.2.3.1.1 or 419.2.3.1.2

**419.2.3.1.1** The residential use area within the *work/live unit* shall be separated from the nonresidential use by 1-hour fire barriers walls and/or horizontal assemblies.

**Exception:** For work live units of A, B, F-2, and M occupancies, separation between the residential use and the nonresidential use is not required where the building is fully equipped with an automatic sprinkler system installed in accordance with 903.3.1.1.; however, the residential use must be clearly delineated from the nonresidential use.

**419.2.3.2 Separations between *work/live units* and between *work/live units* and other occupancies.** *Work/live units* shall be separated from other *work/live units* and other occupancies in accordance with Section 508 or with 1-hour fire partition walls and/or horizontal assemblies, whichever is more restrictive.

**419.2.4 Hazardous Materials.** The maximum allowable quantities per control area for the storage and use of hazardous materials shall be reduced to 25 percent of those values in IFC Tables 5003.1.1(1) and 5003.1.1(2). Additional requirements may be imposed by the Building or Fire Code Official depending on the specific hazardous materials associated with the nonresidential use.

### **419.2.5 Fire Protection Systems**

**419.2.5.1 Automatic Sprinkler Systems.** Buildings containing *work/live units* shall be equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1.

**Exception:** Buildings lawfully in existence prior to December 5, 1989 may alternatively comply with Sections 419.2.5.1.1 through 419.2.5.1.3.

**419.2.5.1.1** Buildings may be partially equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 and the following:

1. All stories containing *work/live units* and all stories below *work/live units*, including *basements*, shall be equipped with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. The *means of egress* shall be equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1.

**419.2.5.1.2** Buildings may be partially equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.2 and the following:

1. The *residential use* within the *work/live unit* shall be separated from the nonresidential use in accordance with Section 419.2.3.1.1.
2. The *residential space* within the *work/live unit* shall not be required to exit through the nonresidential space.
3. *Work/live units* shall be located on a level of exit discharge.
4. The *means of egress* for the residential use area shall be provided with an *automatic sprinkler system* installed in accordance with Section 903.3.1.2.
5. A building shall contain no more than four *work/live units*.

Exception: *Work/live units* of F-1 occupancy shall be equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1.

**419.2.5.1.3** Buildings may be partially equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.3 and the following:

1. The *residential use* within the *work/live unit* shall be separated from the nonresidential use in accordance with Section 419.2.3.1.1.
2. The *residential space* within the *work/live unit* shall not be required to exit through the nonresidential space.
3. Buildings containing *work/live units* shall be single-story without *basements*.
4. The residential use area shall be provided with direct access to an exit and shall not be required to exit through the nonresidential area of the *work/live unit*.
5. A building shall contain no more than one *work/live unit*.

Exception: *Work/live units* of F-1 occupancy shall be equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1.

**419.2.5.1.4 Water Supply.** *Automatic sprinkler systems* installed in accordance with Sections 419.2.5.1.2 or 419.2.5.1.3 are permitted to be connected to the domestic service. Such combination services shall comply with the following requirements:

1. Valves shall not be installed between the domestic water riser control valve and the sprinkler system.

**Exception:** An *approved* indicating control valve supervised in the open position in accordance with Section 903.4.

2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13D or NFPA 13R.

#### **419.2.5.2 Alarm and Detection Systems.**

**419.2.5.2.1 Manual fire alarm system.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout work/live occupancies.

Exception: Manual fire alarm boxes shall not be required where the building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification system or emergency voice/alarm communication system will activate throughout the notification zones upon sprinkler water flow.

**419.2.5.2.2 Automatic smoke detection system.** In addition to those required by Chapter 9, area smoke detectors shall be provided throughout buildings with a work/live use. The activation of any detector required by this section shall activate the occupant notification system in accordance with Section 907.5.

Exception: Area smoke detection shall not be required in rooms/areas where an *approved automatic sprinkler system* has been provided and the occupant notification system or emergency voice/alarm communication system will activate throughout the notification zones upon sprinkler water flow.

**419.2.5.2.3 Single- and multiple-station smoke alarms.** *Listed* single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 419.2.5.2.3.1 through 419.2.5.2.3.3 and NFPA 72.

**419.2.5.2.3.1 Location.** Single- or multiple-station smoke alarms shall be installed in the following locations:

1. In each room used for sleeping purposes.
2. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
3. In each story within a *dwelling unit*, including basements but not including crawl spaces and uninhabitable attics. In dwellings or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper Level.

**419.2.5.2.3.2 Interconnection.** Where more than one smoke alarm is required to be installed within an individual *dwelling unit*, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon the activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

**419.2.5.2.3.3 Power Source.** Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system.

**419.2.5.2.4 Carbon monoxide alarms.** *Work/live* occupancies shall be provided with single station carbon monoxide alarms installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* and on each level of the dwelling. The carbon monoxide alarms shall be listed as complying with UL 2034 and installed and maintained in accordance with NFPA 720-2012 and the manufacturer's instructions.

**419.2.5.2.4.1 Carbon monoxide detection systems.** Carbon monoxide detection systems, that include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720-2012 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

**419.2.6 Means of egress.** Except as modified by this section, the *means of egress* components for a *work/live unit* shall be designed in accordance with Chapter 10 for the function served.

**419.2.6.1 Egress capacity.** The egress capacity for each element of the *work/live unit* shall be based on the *occupant load* for the function served in accordance with Table 1004.1.1.

**419.2.6.2 Spiral stairways.** *Spiral stairways* that conform to the requirements of Section 1009.12 shall be permitted only for the residential portion of the *work/live unit*.

**419.2.7 Vertical openings.** Floor openings between floor levels of a *work/live unit* are permitted without enclosure where the residential and nonresidential uses are permitted to be nonseparated.

**419.2.8 Structural.** Floor loading for the areas within a *work live unit* shall be designed to conform to Table 1607.1 based on the function within the space.

**419.2.9 Accessibility.** *Work/live unit* shall be accessible in accordance with Chapter 11 for the function served. For the residential portion of the *work/live unit*, accessibility requirements for R occupancies in Chapter 1107.6 shall apply. Where there are other R occupancy units within the building, *work/live units* shall be considered R-2 occupancy and shall be combined with other R-2 occupancy units in determining accessibility requirements for the residential units within the building.

**419.2.10 Ventilation.** The applicable ventilation requirements of the *International Mechanical Code* and Section 1203 shall apply to each area within the *work/live unit* for the function within that space. Mechanical ventilation systems shall be separate for the residential and commercial portions where separated by a fire barrier wall.

**419.2.11 Plumbing facilities.** The nonresidential area of the *work/live unit* shall be provided with minimum plumbing facilities as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential or residential area of the *work/live unit* is required to be *accessible* by Section 1103.2.13, the plumbing fixtures specified by Chapter 29 shall be accessible. Toilets and bathrooms shall also meet requirements in Section 1210.

**419.2.12 Sound insulation.** Common interior walls and floor/ceiling assemblies between adjacent *work/live units* or between *work/live units* and other occupancies shall have sound transmission in accordance with Chapter 1207.

**419.2.13 Interior Space Dimensions.** Habitable and occupiable spaces within *work/live units* shall meet the minimum requirements for interior space dimensions in Section 1208.

## **2.02.140 Amendment to IBC Section 504.2 – Automatic sprinkler system increase.**

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one story. These increases are permitted in addition to the area increase in accordance with Sections 506.2 and 506.3. For Group R buildings protected throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one story, but shall not exceed four stories or 60 feet (18 288 mm), respectively.

Exceptions:

1. Buildings or portions of buildings, classified as a Group I-2 of Type IIB, III, IV, or V construction.
2. Buildings or portions of buildings, classified as a Group H-1, H-2, H-3, or H-5.
3. Fire-resistance rating substitution in accordance with Table 601, Note d.
4. For Group R, Group B, and/or Group M Occupancies in buildings constructed of Type VA construction, the number of stories may be increased by a maximum of two stories provided:

4.1. The building is sprinklered in accordance with Section 903.3.1.1 of this code, with quick response sprinkler heads installed.

4.2 The height in feet for the type VA construction may be increased to 65 feet, which if constructed over type IA construction in accordance with the provisions of Section 509.2, may be measured from the three-hour fire resistive horizontal assembly, separating the type IA construction from the type VA construction, provided the elevation of the finished floor of the highest occupied floor (or occupied roof) does not exceed 75 feet above the elevation of the lowest Fire Department Access to the building.

4.3 Vertical Exit enclosures shall be constructed as smokeproof enclosures or pressurized stair enclosures in accordance with Section 909.20.

4.4 For the purposes of this exception, standby power shall be provided for all exit enclosure pressurization systems used to meet Subsection 4.3 above and shall be installed in accordance with Sections 403.4.7 and 909.20.6.2, and the National Electric Code as adopted and amended by the City of Tacoma. Connection ahead of the main service disconnect switch shall be permitted for the standby power when standby power is not otherwise required to be provided by a generator.

4.5 Emergency power systems shall be provided in accordance with Section 403.4.8

4.6 Walls separating dwelling units or sleeping units, and corridor walls in Group B and Group R, Divisions 1 and 2 Occupancies shall be constructed as one-hour fire-resistance rated construction as provided in IBC Section 708. Reduction of the fire resistance rating is not permitted.

4.7 All Exterior walls, including those with a fire separation distance of more than five feet, shall be of not less than one-hour fire-resistive rated construction for fire exposure from both the interior and exterior sides of the walls.

4.8 Structural observation is provided during construction in accordance with Sections 1702 and 1709.1 with special attention to wood shrinkage.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.150 Amendment to IBC Section 510.2 – Horizontal building separation allowance.**

509.2 Horizontal building separation allowance. A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of firewalls, limitation of number of stories and type of construction, when all of the following conditions are met:

1. The buildings are separated with a horizontal assembly having a minimum three-hour fire-resistance rating.
2. The building below the horizontal assembly is of Type IA construction.
3. The number of basements and stories below the three-hour fire resistive horizontal assembly shall not be limited, provided the overall height restrictions for the entire building structure above and below the three-hour fire resistive horizontal assembly comply with item 8 below, and entire building above and below the three-hour fire resistive horizontal exit are provided with an automatic fire sprinkler system complying with IBC Section 903.3.1.1 with quick response or other sprinkler heads, approved by the Building Official.
4. Shaft, stairway, ramp or escalator enclosures through the horizontal assembly shall have not less than a two-hour fire-resistance rating with opening protectives in accordance with Section 716.5.
5. Vertical Exit enclosures shall be smokeproof enclosures if the stair enclosures above the three hour occupancy separation are in type-VA construction exceed four stories above the three hour occupancy separation or by the high-rise provisions in IBC section 403.

Exception:

Where the enclosure walls below the three-hour fire resistive horizontal assembly have not less than a three-hour fire-resistance rating with opening protectives in accordance with Table 716.5, the enclosure walls extending above the three-hour fire resistive horizontal assembly shall be permitted to have a one-hour fire-resistance rating provided:

- a. The building above is not required to be of Type I construction; and
- b. The enclosure connects less than four stories; and
- c. The enclosure opening protectives above the three-hour fire resistive horizontal assembly have a fire protection rating of not less than one hour.

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6. The building or buildings above the three-hour fire resistive rated horizontal assembly shall be permitted to have multiple Groups A occupancy uses, each with an occupant load of less than 300, and/or Group B, M, R, and/or Group S occupancies.

7. The building below the three-hour fire resistive horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1 and shall be permitted any of the following occupancies:

7.1 Group S-2 parking garage used for the parking and storage of private motor vehicles;

7.2 Multiple Group A, each with an occupant load of less than 300;

7.3 Group B;

7.4 Group M;

7.5 Group R; and

7.6 Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas, and similar uses).

8. The maximum building height in feet shall not exceed 65 feet in height measured from the top of the three-hour fire-resistive separation, and the finish floor level of the highest occupied floor shall not exceed 75 feet above the lowest fire department access to the building, whichever provides the lesser height.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.160 Amendment to IBC Section 1503.4 – Roof Drainage.**

1503.4.1 General. Roofs shall be sloped a minimum of 1 unit vertical in 48 units horizontal (2% slope) for drainage unless designed for water accumulation in accordance with Chapter 16, and approved by the Building Official. Vegetated roofs may be approved as an alternate design.

1503.4.2 Roof Drains. Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Vegetated roofs may be designed with alternate drainage systems as approved by the Responsible Public Official.

Roof drains shall be sized and discharged in accordance with the Uniform Plumbing Code. Roof drainage shall be directed away from the building and discharged to the storm sewer or to other approved disposal systems. Roof drainage shall not be connected to, or allowed to infiltrate into, the footing drain system.

1503.4.3 Overflow Drains and Scuppers. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located two inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of four inches may be installed in adjacent parapet walls with the inlet flow line located not more than two inches above the low point of the adjacent roof.

Overflow drains shall discharge to an approved location and shall discharge at a point above the ground, which can be readily observed. Overflow drains shall not be connected to roof drain lines.

1503.4.4 Concealed Piping. Roof drains and overflow drains, where concealed within the construction of the building, shall be installed in accordance with the Uniform Plumbing Code.

1503.4.5 Over Public Property. Roof drainage water from a building shall not be permitted to flow over public property unless part of a City approved dispersion system and where an easement has been obtained.

Exception:

Group R-3 and Group U Occupancies.

1503.4.6 Gutters. Gutters and leaders placed on the outside of buildings other than Group R-3, private garages, and buildings of type V construction shall be of noncombustible material or a minimum of Schedule 40 plastic pipe.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### **2.02.170 Amendment to IBC Section 1510.7 – Energy code requirements for re-roofing.**

1510.7 Energy Code Requirements for Re-Roofing. Replacement of roof coverings shall conform to the provisions of Section C101.4.3 of the Energy Code. Replacement of low-slope roof coverings shall conform to the provisions of Section C402.2.1.1 of the Energy Code.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.180 Amendment to IBC Section 1608 – Snow loads.**

1608 Snow loads. Roofs shall be designed for a snow load of 25 pounds per square-foot applied at roof level, except that if the live load determined by Section 1607 is greater than the snow load, then the live load shall be the roof design load.

Potential unbalanced accumulation of snow at valleys, parapets, roof structures, and offsets in roofs of uneven configuration shall be considered.

The extra load caused by snow sliding off a sloped roof onto a lower roof shall be determined in accordance with Section 7.9 of ASCE 7-05.

The 25-pound-per-square-foot snow load may be reduced by 0.125 pounds-per-square-foot for each degree of roof pitch over 20 degrees.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.190 Amendment to IBC Section 1613 by addition of a new subsection 1613.8 – Tension-only bracing.**

1613.8 Tension-Only Bracing. The body of the tension element, in a tension-only bracing assembly, shall be designed for the seismic load effect, including the Overstrength Factor, in accordance with ASCE 7, Section 12.4.3.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.200 Amendment to IBC Section 2405 by addition of a new subsection 2405.6 – Location of sloped glazing and skylights.**

2405.6 Sloped glazing and skylights shall not be located closer to property lines or the centerline of adjoining public ways where, due to proximity to the property line or the centerline of an adjoining public way, openings in walls are prohibited, or are required to be protected by the provisions of Section 705.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.210 Amendment to IBC Section 3202.3 – Encroachments eight feet or more above grade.**

3202.3 Encroachments eight feet or more above grade. Encroachments eight feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.4.

3202.3.1 Awnings, canopies, marquees, and signs. Awnings, canopies, marquees, and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marquees, and signs with less than 16.5 feet (5029 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the distance from the property line to the face of the curb, but in no case shall extend closer than two feet to the curb. All portions of awnings, canopies, marquees, and signs shall be not less than eight feet above any public walkway.

3202.3.2 Windows, balconies, architectural features, and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features, or mechanical equipment is more than eight feet (2438 mm), one inch (25mm) of encroachment is permitted for each additional one inch (25 mm) of clearance above eight feet (2438 mm), but the maximum encroachment shall be four feet (1219 mm). No usable floor space shall be added to the building by such projections unless the air rights for the street where the projection occurs are vacated by City of Tacoma ordinance.

3202.3.3 Encroachments 16.5 feet or more above grade. Upon issuance of a Street Occupancy Permit or upon vacation of the air rights over the street by ordinance and subject to the conditions of the street occupancy permit or vacation, encroachments 16.5 feet (5029 mm) or more above grade shall not be limited. No usable floor space shall be added to the building by such projections unless the air rights for the street where the projection occurs are vacated by City of Tacoma ordinance.

Exception:

Encroachments into street right-of-ways which are also the right-of-way for railroads or light-rail shall be a minimum of 24 feet clear above the elevation of the top of railroad or light-rail rails.

3202.3.4 Pedestrian walkways. The installation of a pedestrian walkway over a public right-of-way shall require that the air rights above the right-of-way be vacated by City of Tacoma ordinance. The vertical clearance from the public right-of-way to

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the lowest part of the pedestrian walkway shall be subject to the approval of the City of Tacoma, but in no case shall be less than 16.5 feet (5029 mm) minimum.

Exception:

Pedestrian walkways over street right-of-ways which are also the right-of-way for railroads or light-rail shall be a minimum of 24 feet clear above the elevation of the top of railroad or light-rail rails.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.220 Amendment to IBC Section 708.13.1 – Refuse and laundry chute enclosures. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.230 Amendment to IBC Section 708.14.2 – Enclosed elevator lobby pressurization alternative. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.240 Amendment to IBC Section 1002 definitions by addition of a definition for lobby. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.250 Amendment to IBC Chapter 10 by addition of Section 1010.11 – Enclosures under ramps. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.260 Amendment to IBC Section 1015.2.2 – Three or more exits or exit access doorways. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27629 Ex. A; passed Jun. 26, 2007)

**2.02.270 Amendment to IBC Section 1022 – by addition of a New Subsection 1022.10 – Re-entry requirements. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.280 Amendment to IBC Section 1027.1 – Exit Discharge – General. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.290 Amendment to IBC Section 1503.4 – Roof drainage. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.300 Amendment to IBC Section 1608 – Snow loads. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.310 Amendment to IBC Section 1609.1 – Wind Loads – Applications. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.320 Amendment to IBC Section 1613.1 – Earthquake Loads – Scope by addition of exception 5. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.330 Amendment to IBC Section 1613 by addition of a new Subsection 1613.8 – Tension-only bracing. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.340 Amendment to IBC Section 2405 by addition of a new Subsection 2405.6 – Location of sloped glazing and skylights. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)



**2.02.350 Amendment to IBC Section 3202.3 – Encroachments 8 feet or more above grade. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 28109 Ex. F; passed Dec. 4, 2012; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.360 Amendment to Chapter 32 by addition of a new IBC Section 3202.5 – Entryway canopies. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 28109 Ex. F; passed Dec. 4, 2012; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.370 Amendment by addition of a new Chapter 36 to the IBC – City of Tacoma – Clearing and grading code. *Repealed by Ordinance 28089.***

(Repealed by Ord. 28089 § 1; passed Sept. 25, 2012; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.380 Amendment by addition of a new IBC Chapter 37 – Off-site improvements. *Repealed by Ordinance 28089.***

(Repealed by Ord. 28089 § 1; passed Sept. 25, 2012; Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.500 Amendment by deletion from the 2012 International Residential Code.**

The following sections are hereby deleted and omitted from the adoption of the 2012 IRC as adopted by this chapter:

R110 Certificate of Occupancy

R322 Flood Resistant Construction

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.510 General amendments.**

The following numbered sections and tables of the IRC, as adopted herein, are amended to read as set forth, and shall supersede that section or table so numbered in the IRC and shall be a part of the official Building Code of the City of Tacoma. The sections and tables so amended are as follows:

IRC Section R105.2	IRC Section R113
IRC Section R105.3.1.1	IRC Table R301.2 (1)
IRC Section R105.3.1.2	IRC Section R301.2.3
IRC Section R112	IRC Section R324

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.520 Chapters and sections of the Code deleted by the Washington State Building Code Council.**

Chapter 11 Chapters 25 through 43

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.530 Washington State Building Code Council amendments.**

The following sections of the IRC have been amended by the Washington State Building Code Council in WAC 51-51, and are herein adopted by the City of Tacoma. The amendments to these sections are not included in this ordinance, but are adopted by reference:

IRC Section R102	IRC Section R408	IRC Section R1006
IRC Section R202	IRC Section R501 (New Sect.)	IRC Section M1201
IRC Section R301	IRC Section R502	IRC Section M1301 (New Sect.)
IRC Section R302	IRC Section R507 (New Sect.)	IRC Section M1302
IRC Section R303	IRC Section R602	IRC Section M1415
IRC Section R314	IRC Section R612	IRC Section M1507
IRC Section R315	IRC Section R703	IRC Section M1508

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IRC Section R325	IRC Section R806	IRC Chapter M16
IRC Section R326	IRC Section R903	IRC Chapter M17
IRC Section R328 (New Sect.)	IRC Section R1001	IRC Chapter M20
IRC Section R403	IRC Section R1002 (New Sect.)	IRC Chapter 44
IRC Section R404	IRC Section R1004	IRC Appendix R

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

### 2.02.540 Amendment to IRC Section R105.2 – Work Exempt From Permit.

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

#### Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).

1.2. Reroofing of single family or duplex residential buildings, provided the existing roof coverings are removed prior to reroofing and ~~that the following conditions are met:~~

- The new roofing material does not exceed five (5) pounds per square foot, or
- For a vegetated roof, where it is the same weight as the previous roof and a vegetated roof was previously approved thorough a building permit..

3. Fences not over seven feet (1829 mm) high.

4. Retaining walls that are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

6. Sidewalks, driveways, and on grade concrete patios with an aggregate area not exceeding 2,000 Sq. Ft. (185.81 sq-M).

7. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.

8. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

9. Swings and other playground equipment.

10. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

11. Decks not exceeding 200 square-feet (18.58 m<sup>2</sup>) in area that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.

#### Gas:

1. Portable heating, cooking, or clothes drying appliances.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

#### Mechanical:

1. Portable heating appliance.

2. Portable ventilation appliances.

3. Portable cooling unit.

4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.

5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

9. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

10. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

R105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

R105.2.2 Repairs. Application or notice to the Building Official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping or mechanical or other work affecting public health or general safety.

R105.2.3 Public service agencies. A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, metering, or other related equipment that is under the ownership and control of public service agencies by established right.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.550 Amendment to IRC Section R105.3.1.1 – Determination of substantially improved or substantially damaged existing buildings in flood hazard areas.**

Section R105.3.1.1 in the 2012 International Residential Code shall be replaced in its entirety with the following:

R105.3.1.1. Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas. For applications for reconstruction, rehabilitation, addition or other improvement of existing buildings or structures located in a flood hazard area as established by Table R301.2(1), the Building Official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall be that work that is performed within a two-year period, as measured from the issuance date of the initial building permit for the project. The value of work shall include the cost to repair the building or structure to its predamaged condition. If the Building Official finds that the value of the proposed work (within a two-year period) equals or exceeds 50 percent of the building or structure value (calculated using the latest Building Valuation Data published by the International Code Council) before damage has occurred or the improvement is started, all existing portions of the entire building or structure shall meet the requirements of Section R322. If the building or structure has sustained substantial damage, all repairs are considered substantial improvement regardless of the actual repair work performed. The term does not include:

1. Improvements of a building or structure required to correct existing health, sanitary, or safety code violations identified by the Building Official and which are the minimum necessary to assure safe living conditions; or

2. Any alteration of a historic building or structure, provided that the alteration will not preclude the continued designation as a historic building or structure. For the purpose of this exclusion, a historic building is:

2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or

2.2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district; or

2.3 Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.560 Amendment to IRC Section 105.3.1 by addition of a new Section R105.3.1.2 - Criteria for issuance of a variance for flood hazard areas.**

R105.3.1.2 Criteria for Issuance of a Variance for Flood Hazard Areas. A variance shall be issued by the Building Official only upon the following criteria:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site render the elevation standards in Section 322 inappropriate.
2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with the existing local laws or ordinances.
4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.
5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that the construction below the design flood elevation increases risk to life and property.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.570 Amendment to IRC Section R112 – Board of Appeals.**

Section R112 in the 2012 International Residential Code shall be replaced in its entirety with the following:

R112.1. The Board of Building Appeals. The Board of Building Appeals, as created by TMC 2.17, is the properly designated board of appeals for the IRC, as adopted by the City of Tacoma and the State of Washington. The Board of Building Appeals, within the authority granted it by TMC 2.17, shall:

Hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code.

R112.2. Limitations of Authority. An application for an appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The Board of Building Appeals shall have no authority relative to interpretation of the administrative provisions of this code, nor shall the Board be empowered to waive requirements of this code or grant variances, unless specifically granted in TMC Chapter 2.17.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.580 Amendment to IRC Section R113 – Violations.**

Section R113 – Violations in the 2012 International Residential Code is hereby deleted, and replaced by reference by TMC 2.02.130.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.590 Amendment to IRC Table R301.2 (1) – Climatic and geographic design criteria.**

TABLE R301.2 (1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

ROOF SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDER LAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	SPEED <sup>d</sup> (mph)	Topographic effects <sup>k</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
25 PSF	85	K <sub>zt</sub> = 2	D <sub>1</sub>	Moderate	12 Inch.	Moderate to Heavy	20° F	No	3/25/1986 See TMC Chapter 2.12	350	50° F

For SI: 1 pound per square foot = 0.0479 ken/m<sup>2</sup>, 1 mile per hour = 1.609 km/h.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., negligible, moderate, or severe.) for concrete as determined from the Weathering Probability Map [Figure R301.2 (3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1 (1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2 (4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be in accordance with the Washington State Energy Code, as adopted and amended by the City of Tacoma in TMC Chapter 2.10.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study, and (c) the panel numbers and date(s) of all currently effective FIRMs and FBFMs, or other flood hazard map adopted by the community, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. Topographical effects shall be considered by performing a topographical analysis or using the topographical effects as published on the City of Tacoma Web Site. The appropriate KZT factor shall be applied and the analysis shall be in accordance with the provisions of the International Building Code and/or ASCE 7-05.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

#### **2.02.600 Amendment to IRC Section R301.2.3 – Snow loads.**

Section R301.2.3 in the 2012 International Residential Code is hereby deleted, and replaced by reference to TMC 2.02.180.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

#### **2.02.610 Amendment to IRC Chapter 3 by addition of Section R324 – Fire sprinkler systems.**

An automatic sprinkler system shall be installed throughout every building which is a group of townhouses, as defined in the 2012 International Residential Code, which contains five or more townhouse units. Such fire sprinkler system shall be designed and installed in accordance with IBC Section 903.3.1.1, IBC Section 903.3.1.2, or 903.3.1.3.

For the purposes of this IRC section, fire walls shall not be considered as dividing townhouses into separate buildings.

(Ord. 28155 Ex. A; passed Jun. 11, 2013)

#### **2.02.620 Manufactured Homes.**

Manufactured homes, as defined by Title 46 of the Revised Code of Washington ("RCW") ("Motor Vehicles"), shall be permitted to be installed in the City, subject to the following conditions:

- A. Manufactured homes to be installed in the City shall be new, which means any manufactured home required to be titled under Title 46 RCW which has not been previously titled to a retail purchaser and which is not a "used mobile home" as defined in RCW 82.45.032(2), which states:

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(2) “Used mobile home” means a mobile home which has been previously sold at retail and has been subjected to tax under Washington State RCW chapter 82.08, or which has been previously used and has been subjected to tax under Washington State RCW chapter 82.12, and which has substantially lost its identity as a mobile unit at the time of sale by virtue of its being fixed in location upon land owned or leased by the owner of the mobile home and placed on a foundation (posts or blocks) with fixed pipe connections with sewer, water, and other utilities.

B. The Building Official shall be responsible for issuing all permits for alterations, remodeling, or expansion of manufactured housing which has been converted to real property and is located within City limits.

C. All manufactured homes shall be comprised of at least two fully-enclosed parallel sections, each of not less than 12 feet wide by 36 feet long.

D. Manufactured homes shall be set upon a permanent foundation, as defined by the Housing and Urban Development (“HUD”) handbook “Permanent Foundation Guide for Manufactured Housing,” which is sufficient to resist wind and seismic lateral forces, as well as the gravity loads as specified in the IRC, as adopted and amended in TMC 2.02. The Building Official shall be responsible for issuing all permits for foundations for manufactured homes.

“Permanent Foundation” for manufactured homes is defined in the HUD handbook, “Permanent Foundation Guide for Manufactured Housing,” as:

Definition of Permanent Foundation. Permanent foundations must be constructed of durable materials; i.e., concrete, mortared masonry, or treated wood – and be site-built. It shall have attachment points to anchor and stabilize the manufactured home to transfer all loads, herein defined, to the underlying soil or rock. The permanent foundations shall be structurally designed for the following:

1. Vertical stability.

- a. Rated anchorage capacity to prevent uplift and overturning due to wind or seismic forces, whichever controls. Screw-in anchors are not considered a permanent anchorage.
- b. Footing size to prevent overloading the soil-bearing capacity and avoid soil settlement. Footing shall be reinforced concrete to be considered permanent.
- c. Base of footing below maximum frost-penetration depth.
- d. Encloses a basement or crawl space with a continuous wall (whether bearing or non-bearing) that separates the basement or crawl space from the backfill, and keeps out vermin and water.

2. Lateral Stability. An anchorage system with a tested and rated or engineered load capacity to prevent sliding due to wind or seismic forces, whichever controls, in the transverse and longitudinal directions.

E. The space from the bottom of the manufactured home to the ground shall be enclosed by concrete or an approved concrete product. Such concrete product may be designed to support the manufactured home for gravity and lateral loads, or may be decorative.

F. All manufactured homes shall be originally constructed with a composition or wood shake or shingle, coated metal, excluding zinc galvanized metal, or similar roof of not less than 3:12 pitch.

G. All manufactured homes shall have exterior siding similar in appearance to siding materials commonly used on conventional site-built, IRC-compliant, single-family residences.

H. The roof shall be designed to support 25 pounds per-square-foot snow load, in conformance with TMC 2.02.180.

I. Manufactured homes installed within the City shall meet the Washington State Energy Code, as adopted and amended by TMC 2.10.

J. Light and ventilation in manufactured homes shall meet the requirements of Section R303 of the IRC.

(Ord. 28155 Ex. A; passed Jun. 11, 2013)

**2.02.700 General amendments.**

The following numbered sections and tables of the International Existing Building Code (“IEBC”), as adopted herein, are amended to read as set forth, and, shall supersede that section or table so numbered in the IEBC and shall be a part of the official Building Code of the City of Tacoma. The sections and tables so amended are as follows:

IEBC Section 105.2	IEBC Section 407.1	IEBC Table 1007.1
IEBC Section 112	IEBC Section 603	IEBC Section 1301
IEBC Section 113	IEBC Section 703	IEBC Section A113.9

IEBC Section 202

IEBC Section 1007.1

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.710 Washington State Building Code Council amendments deleted from the City of Tacoma Adoption of the 2012 International Existing Building Code.**

The following IEBC sections have been amended by the Washington State Building Code Council; however, the City of Tacoma deletes the Washington State Building Code Council Amendment, and adopts the IEBC section as stated in the 2012 International Existing Building Code or as the section is amended by the City of Tacoma by this chapter.

IEBC Section 407.1

IEBC Section 1301.1

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.720 Washington State Building Code Council amendments.**

The following sections have been amended by the Washington State Building Code Council in WAC 51-50, Appendix M and are herein adopted by the City of Tacoma. The amendments to these sections are not included in this ordinance, but are adopted by reference:

IEBC Section 101.4

IEBC Section 804.1

IEBC Section 1201.1

IEBC Section 101.6

IEBC Section 811.1

IEBC Section 1203.9

IEBC Section 102.4.1.1

IEBC Section 907.4.1

IEBC Section 1204.1

IEBC Section 505.1

IEBC Section 908.1

IEBC Section 1205.10

IEBC Section 707.1

IEBC Section 1012.1.1

IEBC Section 1205.14

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.730 Amendment to IEBC Section 105.2 – Work exempt from permit.**

Section 105.2 in the 2012 International Existing Building Code is hereby deleted, and replaced by reference by TMC Section 2.02.090.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.740 Amendment to IEBC Section 112 – Board of Appeals.**

IEBC Section 112 in the 2012 International Existing Building Code shall be replaced in its entirety with the following:

EB112.1. The Board of Building Appeals. The Board of Building Appeals, as created by TMC 2.17, is the properly designated board of appeals for the International Existing Building Code, as adopted by the City of Tacoma. The Board of Building Appeals, within the authority granted it by TMC 2.17, shall:

Hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code.

EB112.2. Limitations of Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The Board of Building Appeals shall have no authority relative to interpretation of the administrative provisions of this code, nor shall the Board be empowered to waive requirements of this code or grant variances, unless specifically granted in TMC Chapter 2.17.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.750 Amendment to IEBC Section 113 – Violations.**

Section 113 in the 2012 International Existing Building Code is hereby deleted, and replaced by reference by TMC Section 2.02.130.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

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**2.02.760 Amendment to IEBC Section 202 – General Definitions – ~~by addition of a definition of substantial renovation or construction, L, S, and W.~~**

Live/Work Unit. A dwelling or sleeping unit in which up to 50 percent of the space includes a nonresidential use that is operated by the occupant. No more than six unrelated persons may inhabit the dwelling or sleeping unit.

~~Substantial renovation or Construction shall be defined as meaning R~~remodeling, alteration, or reconstruction of, and/or addition to, an existing building within a two-year period, the cost of which exceeds 50 percent of the value of the building as calculated using the latest Building Valuation Data published by the International Code Council. The two-year period shall be measured from the issuance date of the initial building permit for the project.

Work/Live Unit. A Group A, B, F, or M occupancy in which up to 50 percent of the space is a dwelling unit. The dwelling unit shall be inhabited by the operator of the licensed business occupying the work/live unit. No more than six unrelated persons may inhabit the dwelling unit.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.770 Amendment to IEBC Section 407.1 – Change of Occupancy.**

EB407.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the *International Building Code* for such division or group of occupancy. Subject to the approval of the Building Official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life, fire risk, and seismic risk, than the existing use. ~~Minimum standards for fire, life, and seismic safety requirements required for the new occupancy, but not required for the old occupancy, under TMC 2.01 Minimum Building and Structures Code~~ shall be provided regardless of whether the new occupancy or new use is considered less hazardous than the old occupancy. The relative hazard of occupancies shall be determined using IEBC Chapter 10 as amended in this chapter.

407.1.1 Work/Live Use. A change to a work/live use is not a change of occupancy for the building or space provided the following conditions are met:

1. The buildings containing work/live units shall comply with IBC Section 419.2; and
2. The occupancy classification of the work/live unit conforms to the existing permitted use; and
3. All buildings with work/live uses shall comply with the standards for fire, life, and seismic safety in TMC 2.01 Minimum Building and Structures Code; and

Additional conditions may imposed by the Building Official or Fire Code Official where deemed necessary for the general safety and welfare of the occupants and the public depending on the specific hazards and hazardous materials associated with the nonresidential use.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.775 Amendment to IEBC Section 504.1 – Alteration – Level 2**

EB504.1. Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment below the threshold of a Level 3 alteration.

**2.02.776 Amendment to IEBC Section 505.1 – Alteration – Level 3**

EB505.1. Scope. Level 3 alterations apply where the work is Substantial Renovation or Construction as defined in 2.02.760.

**2.02.780 Amendment to IEBC Section 603 – Fire Protection – by addition of a new subsection EB603.2.**

EB603.2 Group R-1 and R-2 occupancies. Where Repairs, as defined by the International Existing Buildings Code, are undertaken to buildings of Group R-1 or Group R-2 occupancies, automatic fire sprinkler systems shall be provided when required by the International Fire Code (“IFC”) as adopted and amended in TMC Chapter 3.02.



(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.790 Amendment to IEBC Section 703 – Fire Protection – by addition of a new subsection EB703.2.**

EB703.2 Group R-1 and R-2 occupancies. Where Repairs, as defined by the International Existing Buildings Code, are undertaken to buildings of Group R-1 or Group R-2 occupancies, automatic fire sprinkler systems shall be provided when required by the International Fire Code (“IFC”) as adopted and amended in TMC Chapter 3.02.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.805 Amendment to IEBC Section 1001.1 – Change of Occupancy - Scope. – by addition of an exception to EB1001.1.**

**EB1001.1 Scope.** The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202, including:

1. Where the occupancy classification is not changed; or
2. Where there is a change in occupancy classification or the occupancy group designation changes.

**Exception:** The addition of *work/live units* complying with IBC Section 419.2 where the occupancy classification of the *work/live unit* conforms to the existing permitted use and the building complies with TMC 2.01 Minimum Building and Structures Code.

**2.02.800 Amendment to IEBC Section 1007.1 – Change of occupancy – Structural.**

EB1007.3.1 Compliance with the International Building Code. Where a building or portion thereof is subject to a change of occupancy that results in the building being assigned to a higher risk category based on Table 1604.5 of the International Building Code; or where such change of occupancy results in a reclassification of a building to a higher hazard category as shown in Table 1007.1; or where a change of a Group M occupancy to a Group A, E, I-1, R-1, R-2, or R-4 occupancy with two-thirds or more of the floors involved in Level 3 alteration work, the building shall comply with the requirements for International Building Code level seismic forces as specified in Section 301.1.4.1 for the new risk category.

Exceptions:

1. Group M occupancies being changed to Group A, E, I-1, R-1, R-2, or R-4 occupancies for buildings less than six stories in height and in Seismic Design Category A, B, or C.
2. Where approved by the Building Official, specific detailing provisions required for a new structure are not required to be met where it can be shown that an equivalent level of performance and seismic safety is obtained for the applicable risk category based on the provision for reduced International Building Code level seismic forces as specified in Section 301.1.4.2. The rehabilitation procedures shall consider the regularity, overstrength, redundancy, and ductility of the lateral-load-resisting system within the context of the existing detailing of the system.
3. Where the area of the new occupancy with a higher hazard category is less than or equal to 10 percent of the total building floor area and the new occupancy is not classified as Risk Category IV. For the purposes of this exception, buildings occupied by two or more occupancies not included in the same Risk Category shall be assigned the classification of the highest seismic use group corresponding to the various occupancies. Where structures have two or more portions that are structurally separated, each portion shall be subject to the provisions of Section 1604.5.1 of the International Building Code. Where a structurally separated portion of a structure provides required access to, required egress from, or shares life safety components with another portion having a higher seismic use group, both portions shall be assigned the higher Risk Category. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.
4. Unreinforced masonry being wall buildings in Risk Category III when assigned to Seismic Design Category A or B shall be allowed to be strengthened to meet the requirements of Appendix Chapter A1 of this code (Guidelines for the Seismic Retrofit of Existing Buildings (“GSREG”)).

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.810 Amendment to IEBC Section 1007 – Change of occupancy – Structural – by addition of a new Table 1007.1.**

EB TABLE 1007.1 – HAZARD CATEGORIES AND CLASSIFICATIONS EARTHQUAKE SAFETY

**Tacoma Municipal Code**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1	H-1, H-4 with highly toxic materials I-2 (Hospitals) B (Fire, Rescue, and Police Stations) B (Emergency Preparedness Centers) B (Primary Communication Centers) S (Post-Earthquake Recovery Vehicle Garages) F (Power Generating Stations and Other Utility Facilities required for emergency backups)
2	A, E, I-1, I-2 (All Others), I-3, H-2, H-3 F (Power Generating Stations and Other Public Utilities not Listed in Relative Hazard 1) B (Used for Adult Education and with an Occupant Load > 500) Any Building with an Occupant Load > 500
3	R-1, R-2
4	F-1, S-1, H-4 (All Others)
5	B (All Others), F-2, M, S-2
6	R-3, U

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013; Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.820 Amendment to IEBC Chapter 13 – Relocated or moved buildings.**

Chapter 13 in the 2012 International Existing Building Code is hereby deleted and replaced with the following:

Section 1301.1. Buildings or structures moved into or within the City of Tacoma shall comply with the provisions of the construction codes, including, but not limited to, the building code, mechanical code, fire code, plumbing code, electrical code, energy code, and barrier-free code for new buildings or structures.

Exception:

Group R, Division 3, buildings or structures are not required to comply if:

1. The original occupancy classification is not changed, and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section only, a Group R, Division 3 building shall be considered to be substantially remodeled when the costs of remodeling within a two year period beginning on the date the alteration permit is issued, exceed 60 percent of the value of the building as calculated using the Building Valuation Table published by the International Code Council, exclusive of the costs relating to preparation, construction, demolition, or renovation of foundations.

Off-site improvements shall be provided in accordance with Section 2.19, as if the building is a new building, when the building is moved onto the site from some other location, and shall be provided as if the building was added to or remodeled when the building is moved within the site.

Both a building permit and a moving permit shall be required to move a building onto a site within the City of Tacoma. No moving permit shall be issued until a building permit is issued for the building.

Prior to issuing a building permit for a building to be moved onto a site within the City of Tacoma, the permittee shall post a performance bond, or other financial security acceptable to the Building Official, to be used to demolish the building if the conditions set forth in Sections 1301.1 and 1301.2, and all other applicable codes and regulations of the City of Tacoma, have not been complied with within the times specified in said sections. The amount of the bond shall be established by the Building Official and shall be sufficient to cover costs of demolishing the building, disposing of all demolition debris, cleaning the property of any and all litter and debris, and grading the property so that no unsafe conditions remain.

The following shall be conditions of any permits issued to move a building onto a site within the City of Tacoma:

Sec. 1301.1.1. The foundation required for the building shall be completed and the building placed on the foundation, in accordance with the provisions of this code, within 30 days of the date the building permit is issued.

Sec. 1301.1.2. All construction required to bring the building into conformance with the provisions of the construction codes for new buildings, and all other applicable codes and regulations of the City of Tacoma shall be completed, and a final inspection of the work passed, within 180 days of the date the building permit is issued.

Any permittee may apply for an extension of the time to meet one or both of the requirements specified in 1301.1.1 and 1301.1.2, above, for a good and satisfactory reason. The maximum extensions of time which may be granted by the Building Official to complete said work shall be: 30 additional days to complete the work specified in 1301.1.1; and 180 additional days to complete the work specified in 1301.1.2, above.

If the permittee fails to comply with all of the conditions of the permit within the time limits described above, the Building Official shall demolish the moved building, dispose of all demolition debris, clean the property of any and all litter and debris, and grade the property so that no unsafe conditions remain. All of the City's costs therefore shall be charged against the permittee's bond or other financial security.

1301.2 Conformance. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code, the International Residential Code (WAC 51-51), the International Mechanical Code (WAC 51-52), the International Fire Code (WAC 51-54), the Uniform Plumbing Code and Standards (WAC 51-56 and 51-57), and the Washington State Energy Code (WAC 51-11) for new buildings or structures.

Exception:

Group R-3 buildings or structures are not required to comply if:

1. The original occupancy classification is not changed, and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section only, a Group R, Division 3 building shall be considered to be substantially remodeled when the costs of remodeling within a two-year period beginning on the date the alteration permit is issued, exceed 60 percent of the value of the building as calculated using the Building Valuation Table published by the International Code Council, exclusive of the costs relating to preparation, construction, demolition, or renovation of foundations.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.830 Amendment to IEBC Appendix Section A113.9 – Secondary load paths – by addition of a new Section A113.9.1**

113.9.1 Hollow Clay Tile. Primary or secondary framing supported by hollow clay tile shall be provided with an independent secondary vertical load path constructed to support all dead and live loads. A full snow load on the roof need not be included, but a minimum ten pounds per-square-foot live load shall be assumed for the roof.

Hollow clay tile walls used as shear walls shall be provided with an independent secondary lateral load path capable of carrying the design lateral loads for the shear walls.

A 50 percent increase in the allowable stresses will be allowed in the materials used to construct the secondary load paths.

(Repealed and reenacted by Ord. 28155 Ex. A; passed Jun. 11, 2013: Repealed and reenacted by Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.840 Amendment of IEBC Chapter 12 – Relocated or moved buildings. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013: Ord. 28089 Ex. B; passed Sept. 25, 2012: Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.850 Amendment of IEBC appendix Section A107 – Quality Control. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013: Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.860 Amendment of IEBC Appendix Section A113.9 – Secondary Load Paths. *Repealed by Ord. 28155.***

(Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013: Ord. 27890 Ex. A; passed Jun. 15, 2010)

**2.02.1000 Earthquake Recording Instrumentation.**

There is hereby established in the City of Tacoma a strong-motion instrumentation program for the purpose of administering the program and of acquiring strong-motion instruments and installing and maintaining such instruments, as needed, in representative geologic environments and structures throughout the City, and for dangerous building abatement.

The Building Official shall organize and monitor the strong-motion instrumentation program with the advice of the Board of Building Appeals.

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The Building Official shall purchase and install instruments in representative structures and geologic environments throughout the City as deemed necessary and desirable by the Building Code Board of Appeals.

The Building Official shall negotiate with a competent agency an agreement by which such agency shall maintain and service the strong-motion instruments installed. The Building Official shall negotiate with appropriate agencies to interpret all records from the instruments and make the records and interpretations available to all interested parties.

The City of Tacoma shall collect a fee from all applicants for building permits, which shall be equal to ten percent of the building permit fee.

All fees collected pursuant to this section shall be deposited in the Earthquake Recording Instrumentation Program Fund. Said fund may also be used to support earthquake preparedness activities, as well as to support the Earthquake Recording Instrumentation Program.

The Building Official shall notify the building owner at the time of reviewing the plans for the proposed construction if the earthquake recording instruments are required for his/her building. The owner of the building shall provide, at no cost to the City, suitable space, acceptable to the Building Official, for the equipment to be installed and maintained.

(Reenacted by Ord. 28198 Ex. A; passed Jan. 14, 2014; Repealed by Ord. 28155 Ex. A; passed Jun. 11, 2013; Ord. 27890 Ex. A; passed Jun. 15, 2010)

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