

**ORDINANCE NO. 1451**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO BUILDINGS AND CONSTRUCTION; ADOPTING THE 2018 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE AND THE UNIFORM PLUMBING CODE BY REFERENCE; ADOPTING THE WASHINGTON STATE HISTORIC BUILDING CODE AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS BY REFERENCE, AS WELL AS MAKING CERTAIN CLEAN-UP AMENDMENTS, AMENDING GIG HARBOR MUNICIPAL CODE SECTIONS: 15.06.020, 15.06.030, 15.08.090, 15.08.096, 15.10.040, 15.16.070, 15.16.170, 15.16.171, 15.16.172; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.**

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WHEREAS, the Washington State Legislature adopted the state building code, to be effective in all counties and cities in Washington (RCW 19.27.031); and

WHEREAS, the state building code is comprised of a number of published codes, which are adopted by reference in the 2018 editions; and

WHEREAS, the City needs to adopt the 2018 editions locally, for enforcement purposes; and

WHEREAS, the City of Gig Harbor may adopt local amendments to the building code, consistent with chapter 19.27 RCW; and

Whereas, the City finds that the local amendments contained herein are desirable to protect the public;

Now, therefore:

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

**Section 1.** Section 15.06.020 of the Gig Harbor Municipal Code is amended as follows:

**15.06.020 State building code adoption.**

The following codes, together with the specifically identified appendices and the amendments in the Washington Administrative Code (WAC), ~~First Edition (dated November 13, 2015~~ and as further amended in this title, are hereby adopted by reference:

A. The International Building Code, ~~2015~~ 2018 Edition, as published by the International Code Council, Inc., including Appendix J, and as amended pursuant to Chapter 51-50 WAC;

B. The International Residential Code, ~~2015~~ 2018 Edition, as published by the International Code Council, Inc., including Appendix Chapter G as amended pursuant to Chapter 51-51 WAC;

C. The International Mechanical Code, ~~2015~~ 2018 Edition, as published by the International Code Council, Inc., including Appendix A, as amended pursuant to Chapter 51-52 WAC;

D. The International Fuel Gas Code, ~~2015~~ 2018 Edition, as published by the International Code Council, Inc., as amended pursuant to Chapter 51-52 WAC;

E. The International Fire Code, ~~2015~~ 2018 Edition, as published by the International Code Council, Inc., including Appendix Chapters B, C, F, I and J, as amended pursuant to Chapter 51-54A WAC;

F. The Uniform Plumbing Code, ~~2015~~ 2018 Edition, published by the International Association of Plumbing and Mechanical Officials, as amended pursuant to Chapter 51-56 WAC, including Appendix Chapters A, B, and I;

G. The International Existing Building Code, ~~2015~~ 2018 Edition, as published by the International Code Council, Inc., including Appendix Chapter A;

H. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials;

I. The International Energy Conservation Code, Commercial, ~~2015~~ 2018 Edition, as published by the International Code Council, and as amended pursuant to Chapter 51-11C WAC;

J. The International Energy Conservation Code, Residential, ~~2015~~ 2018 Edition, as published by the International Code Council, and as amended pursuant to Chapter 51-11R WAC.

**Section 2.** Section 15.06.030 of the Gig Harbor Municipal Code is deleted in its entirety:

~~15.06.030 Code conflicts.~~

In cases of conflict among the codes enumerated in GHMC ~~15.06.020~~(A), (B), (C) and (D), the first-named code shall govern over those following.

**Section 3.** Section 15.08.090 of the Gig Harbor Municipal Code is amended as follows:

**15.08.090 Amendment to IBC Section ~~4044.4~~ 1013.1**

Section ~~4044.4~~ 1013.1 of the IBC is amended as follows:

~~4044.4~~ **1013.1** **Where required.** Exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30,480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

**Exceptions:**

1. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
2. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 and R-3.
3. Exit signs are not required in sleeping areas in occupancies in Group I-3.
4. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

**Section 4.** Section 15.08.096 of the Gig Harbor Municipal Code is deleted in its entirety:

~~**15.08.096 Amendment to IBC Section 3409.2, Exception 3.**~~

~~Section 3409.2, Exception 3 of the IBC is amended as follows:~~

~~3. Designated as historic under an approved state or local preservation program.~~

**Section 5.** Subsection R109.1.6, Energy efficiency inspection, of Section 15.10.040 of the Gig Harbor Municipal Code is amended as follows:

**15.10.040 Amendment to IRC Section R109.1.**

Section R109.1 of the IRC is amended as follows:

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R109.1.6 Energy efficiency inspection. Inspections shall be made to determine compliance with the International Energy Conservation Code, Residential, ~~2015~~ 2018 Edition (Chapter 51-11R WAC); and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

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**Section 6.** Section 15.16.170 of the Gig Harbor Municipal Code is amended as follows:

**15.16.070 Amendment to IFC Section 202.**

Section 202 of the IFC is amended to read as follows:

The following definitions and abbreviations are added to those found in ~~Article~~ Chapter 2 of the International Fire Code:

1. "AWWA" means the American Water Works Association.
2. "Dead-end main" means a water main over 50 feet long and not being fed from both ends at the time of installation.
3. "Expanding water system" means an approved, expanding water system which is undertaking new construction (definition follows) to provide water service to additional service connections. Any expanding water system shall install facilities sized to meet the necessary minimum design criteria for area being served. The expanding system shall show by plans submitted by a registered professional engineer how fire flow, if required, is to be provided and the plan shall be approved by the City of Gig Harbor.

4. Fire Code Official. The Building Official/Fire Marshal of the City of Gig Harbor or other designated authority charged with the administration and enforcement of the code or a duly authorized representative.

5. Fire Department is Pierce Co. Fire District No. 5.

6. Primary Fire Department Access Road. Means any road required to provide access to the front or main entry side of a property or structure.

7. "Private hydrant" means a fire hydrant situated and maintained to provide water for firefighting purposes with restrictions as to use. The location may be such that it is not readily accessible for immediate use by the fire department for other than certain private property.

8. "Public hydrant" means a fire hydrant so situated and maintained as to provide water for firefighting purposes without restriction as to use for the purpose. The location is such that it is accessible for immediate use of the fire department for all nearby property.

9. Secondary Fire Department Access Road. Means any on-site access road required to provide access to remote areas of a property or structure.

~~10. "Substantial alteration" is any alteration, where the total cost of all alterations (including but not limited to electrical, mechanical, plumbing, and structural changes) for a building or facility within any 12-month period amounts to 60 percent or more of the current assessed value established by the Pierce County Assessors Office.~~

~~14~~ 10. "Water authority" and "purveyor" means the city public works department, a water district, or other body legally supplying water in the area and approved by the city.

~~12~~ 11. "Yard system" means any extension from a transmission main and/or water main onto a development site.

~~13~~ 12. COVERED BOAT MOORAGE is a pier or system of floating or fixed access ways to which vessels on water may be secured and any portion of which are covered by a roof.

44 13. DRAFT CURTAIN is a structure arranged to limit the spread of smoke and heat along the underside of the ceiling or roof.

45 14. FLOAT is a floating structure normally used as a point of transfer for passengers and goods, or both, for mooring purposes.

46 15. GRAVITY-OPERATED DROP OUT VENTS are automatic smoke and heat vents containing heat-sensitive glazing designed to shrink and drop out of the vent openings when exposed to fire.

47 16. MARINA is any portion of the ocean or inland water, either naturally or artificially protected, for the mooring, servicing or safety of vessels and shall include artificially protected works, the public or private lands ashore, and structures or facilities provided within the enclosed body of water and ashore for the mooring or servicing of vessels or the servicing of their crews or passengers.

48 17. PIER is a structure built over the water, supported by pillars or piles, and used as a landing place, pleasure pavilion or similar purpose.

49 18. VESSEL is watercraft of any type, other than seaplanes on the water, used or capable of being used as a means of transportation. Included in this definition are non-transportation vessels such as houseboats and boathouses.

20 19. WHARF is a structure or bulkhead constructed of wood, stone, concrete or similar material built at the shore of a harbor, lake or river for vessels to lie alongside of, and piers or floats to be anchored to.

**Section 7.** Section 15.16.170 of the Gig Harbor Municipal Code is amended as follows:

**15.16.170 Amendment to IFC Section 907.2.**

Section 907.2 of the IFC is amended to read as follows:

907.2 Where required – new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections

907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.6 5 unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers a single alarm box shall be installed not more than 5 feet from the entrance to each required exit.

**Section 8.**

New section 15.16.171 amending IFC Section 907.5.2.3 is hereby added to the Gig Harbor Municipal Code as follows:

**15.16.071 Amendment to IFC Section 907.5.2.3.**

Section 907.5.2.3 of the IFC is amended to read as follows:

907.5.2.3 Visible alarms.

Visible alarm notification appliances shall be provided in accordance with Sections 907.5.2.3.1 through 907.5.2.3.3.

Exceptions:

1. Visible alarm notification appliances shall not be required in exits as defined in Chapter 2.
2. Visible alarm notification appliances shall not be required in elevator cars.
3. Visual alarm notification appliances are not required in critical care areas of Group I-2 Condition 2 occupancies that are in compliance with Section 907.2.6, Exception 2.

**Section 9.** Section 15.16.172 of the Gig Harbor Municipal Code is amended as follows:

**15.16.172 Amendment to IFC Section 907.5.2.3.2 1**

Section 907.5.2.3.2 1 of the IFC is amended as follows:

907.5.2.3.2 1 Employee work areas. Visible alarm notification appliances shall be provided in all employee work areas, public use areas and common use areas.

**Section 10.** Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause or phrase of this Ordinance.

**Section 11.** Copies of Codes Filed with City Clerk. Pursuant to RCW 35A.12.140, copies of all of the codes adopted by reference in this Ordinance have been filed with the City Clerk for use and examination by the public prior to adoption.

**Section 12.** Effective Date. This ordinance shall take effect 5 days after passage and publication as required by law but no sooner than the effective date of the 2018 Washington State Building Code.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 25th day of January 2021.

CITY OF GIG HARBOR

  
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KIT KUHN, MAYOR

ATTEST/AUTHENTICATED:

By:   
\_\_\_\_\_  
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
\_\_\_\_\_  
DANIEL P. KENNY

FILED WITH THE CITY CLERK: 01/04/2021  
PASSED BY THE CITY COUNCIL: 01/25/2021  
PUBLISHED: 02/04/2021  
EFFECTIVE DATE: 02/09/2021  
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