

*Title 17C*

***CONSTRUCTION AND INFRASTRUCTURE REGULATIONS -  
BUILDING AND FIRE CODES***

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*Chapter 17C.10*

**ADMINISTRATIVE PROVISIONS FOR THE CONSTRUCTION CODES**

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**17C.10.010 Adoption of Washington State Building Code by Reference to RCW 19.27 and RCW 34.05.**

The following Codes, included in the State Building Code in Chapter 19.27 RCW and Chapter 34.05 RCW, and the Uniform Code for the Abatement of Dangerous Buildings are hereby adopted:

- A. International Building Code, published by the International Code Council, including Appendix C, Appendix I and Appendix E (as adopted by Chapter 17C.20.010 of the Pierce County Code);
- B. International Mechanical Code, including Appendix A, published by the International Conference of Building Officials International Code Council (as adopted by Chapter 17C.70 of the Pierce County Code);
- C. The International Fire Code (as adopted by Chapter 17C.60 of the Pierce County Code), published by the International Code Council; provided, that, notwithstanding any wording in this Code, participants in religious ceremonies shall not be precluded from carrying hand-held candles;
- D. The Uniform Plumbing Code, including Appendix Chapters A, B, D, E, G, H, I, J, and L, published by the International Association of Plumbing and Mechanical Officials: PROVIDED, that Chapters 11, 12 and 15 of such Code are not adopted (as adopted by Chapter 17C.50 of the Pierce County Code);
- E. The Washington State Energy Code as adopted by the State Building Code Council (as adopted by Chapter 17C.30 of the Pierce County Code);
- F. The Washington State Ventilation and Indoor Air Quality Code, as adopted by the State Building Code Council (as adopted by Chapter 17C.40 of the Pierce County Code);

- G. The International Residential Code, published by the International Code Council, including Appendix Chapters G, H, J, and K (as adopted by Chapter 17C.90.010 of the Pierce County Code);
- H. The Uniform Code for the Abatement of Dangerous Buildings (as adopted by Chapter 17C.80 of the Pierce County Code).

The above Codes shall govern all buildings, structures and related equipment within unincorporated Pierce County.

(Ord. 2007-55s § 1 (part), 2007; Ord. 2004-30s § 6 (part), 2004; Ord. 99-24S § 11 (part), 1999)

#### **17C.10.020 Implementation.**

Pursuant to RCW 19.27.074, the State Building Code Council reviews and amends the Codes enumerated in Section 17C.10.010, as appropriate. Updated editions of these Codes take effect in Pierce County as of the effective date of their adoption under Washington Administrative Code. (Ord. 99-24S § 11 (part), 1999)

#### **17C.10.030 Creation of Enforcement Agency.**

The Division of Building Safety and Inspection is hereby created and the official in charge thereof shall be known as the Building Official. The provisions of the Codes listed in Section 17C.10.010 shall be administered by the Building Official.

EXCEPTION: The provisions of the International Fire Code shall be administered by the Pierce County Fire Prevention Bureau, and the official in charge thereof shall be the Pierce County Fire Marshal.

(Ord. 2004-30s § 6 (part), 2004)

#### **17C.10.040 Conflicts Between Codes.**

In case of conflict among the Codes enumerated in Section 17C.10.010, the International Building Code, the International Residential Code, the International Mechanical Code, International Fire Code, and the Uniform Plumbing Code and Uniform Plumbing Code Standards, the first named Code shall govern over those following. (Ord. 2004-30s § 6 (part), 2004; Ord. 99-24S § 11 (part), 1999)

#### **17C.10.050 Violations and Penalties.**

- A. **Misdemeanor.** It shall be a misdemeanor for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the codes named in PCC 17C.10.010. It shall also be a misdemeanor for any person, firm or corporation to fail to comply with a lawfully issued written order of the Building Official. A misdemeanor under this Code shall be punishable by a fine of not more than \$1,000.00, or by imprisonment for not more than 90 days, or by both fine and imprisonment. The imposition of a penalty for any violation shall not excuse the violation or allow it to continue.

Each person, firm or corporation found guilty of a misdemeanor shall be deemed guilty of a separate offense for each day during any portion of which any violation of any provision of this Code is committed, continued or permitted by such person, firm or corporation and shall be punishable as provided in this Section.

- B. **Civil Infraction.** Failure to comply with any permit or written order or decision issued pursuant to the Construction and Infrastructure Regulations in Title 17C PCC constitutes a Class 1 civil infraction as defined in Chapter 1.16 PCC.

It shall be a separate offense for any person not authorized by the Building Official to remove, mutilate, destroy, or conceal any notice issued or posted by the Building Official, or his or her representative, pursuant to the provisions of this Code.

- C. **Title Notification.** In addition to any other sanction or remedial procedure which may be available in any of the codes named in 17C.10.010 of the Pierce County Code, the Building Official may record a Certificate of Noncompliance on the parcel upon which the violation is located. Once the violation has been remedied, the Building Official shall record a Certificate of Compliance.

Prior to recording a Certificate of Noncompliance, the Building Official shall provide written notice of intent to record to the property owner. Notice shall be delivered either personally or by mailing a copy of such notice by certified mail, postage prepaid, return receipt requested to the address of the owner as shown on the Assessor's tax record.

The property owner may appeal the notice of intent to record a Certificate of Noncompliance to the Building Official. The appeal must be filed within 14 days of the date of written notice of intent to record.

(Ord. 2007-55s § 1 (part), 2007; Ord. 2004-30s § 6 (part), 2004; Ord. 99-24S § 11 (part), 1999)

#### **17C.10.060 Building and Fire Codes Board of Appeals.**

- A. **Authority and Limitations.** In order to determine the suitability of alternate materials and type of construction and to provide for reasonable interpretations under the provisions of the codes named in 17C.10.010 PCC, the Building and Fire Codes Board of Appeals is hereby established.

The Board shall not be empowered to waive requirements of any codes. The Building and Fire Code Board of Appeals may approve alternate materials and methods of construction, provided they find that the proposed design is satisfactory and complies with the provisions of the code section being considered. The Board must also find the material or method of work offered is, for the purpose intended, at least the equivalent of that prescribed in that code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

- B. **Board Membership.** The Building and Fire Codes Board of Appeals shall consist of five regular members.

The five regular members shall consist of one member who is a licensed professional engineer or architect with at least ten years experience, two members who are laypersons, one member who is a member of the Local Master Builders' Association, and one member of the Pierce County Fire Chiefs' Association.

Four members at any hearing shall constitute a quorum. The Building Official and Fire Marshal shall be ex officio, non-voting members of this Board and shall act as secretaries of the Board.

Members of the Building and Fire Codes Board of Appeals shall be appointed by the Pierce County Executive and confirmed by the Pierce County Council and shall hold office at the pleasure of the Executive with approval of the Pierce County Council. The members of the Board of Appeals shall serve without compensation.

Not more than one member of the same firm or corporation shall be appointed to serve on the Board of Appeals at the same time. One member of the Board shall serve as Chair. Each member shall serve a maximum term of four years, not to exceed two consecutive terms, with the terms to be staggered so not more than three or four members are appointed each year.

- C. **Appeal Process.** Any person(s) or party directly aggrieved by a decision or order of the Building Official in the application of this Code relating to a building permit may appeal to the Board by filing a notice of appeal within 14 calendar days of the written decision or order of the Building Official. The Board shall hear the appeal within 30 days of filing.

The Board shall adopt reasonable rules of procedure for conducting its hearings and the Board shall render all decisions by entering written findings of fact, conclusions, and order to the Building Official and Fire Marshal, with a duplicate copy to the appellant.

A non-refundable fee of \$150.00 shall be paid to the Planning and Land Services Department when an appeal is filed for hearing by the Board of Appeals.

All hearings conducted by the Board shall be tape recorded, so that a written transcript may be prepared, if necessary, for review.

When any party to any Board of Appeals hearing feels aggrieved by any final order of the Building and Fire Codes Board of Appeals, that party may bring an action appealing or challenging the decision of the Board of Appeals to Superior Court as provided in Chapter 36.706 RCW.

(Ord. 2004-30s § 6 (part), 2004; Ord. 99-24S § 11 (part), 1999)

#### **17C.10.070 Fees.**

The fee for each permit shall be as set forth in Tables 17C.10-1-A through 1-G:

- A. The determination of value or valuation under any of the provisions of the Codes shall be made by the Building Official. The value used in computing the building permit and building plan review fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The Building Official shall be guided by the "Building Valuation Data" table compiled by the International Code Council and published in the *Building Safety Journal* or other national standard in establishing a permit valuation minimum.

**EXCEPTION:** The determination of value or valuation under the International Fire Code, published by the International Code Council, as adopted by Chapter 17C.60 of the Pierce County Code, shall be made by the Fire Marshall.

<b>Table 17C.10-1-A. Building Permit Fees</b>	
Total Valuation	Fees for Other Than One and Two-Family, Group R, Division 3 and Private Garage and Agricultural Group U, Division 1 and 3 Occupancies.
\$1 to \$25,000	\$69.00 for the first \$2,000 plus \$12.21 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$349.75 for the first \$25,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$574.75 for the first \$50,000 plus \$6.25 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$887.75 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 and up	\$2,887.75 for the first \$500,000 plus \$4.25 for each additional \$1,000 or fraction thereof.

<b>Table 17C.10-1-B. Building Permit Fees</b>	
Total Valuation	Fees for One and Two-Family, Group R, Division 3 and Private Garage and Agricultural Group U, Division 1 and 3 Occupancies.
\$1 to \$2,000	\$69.00 for the first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$50,000	\$99.00 for the first \$2,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$315.00 for the first \$50,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$150,000	\$640.00 for the first \$100,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$150,000.
\$150,001 and up	\$1,065.00 for the first \$150,000 plus \$6.00 for each additional \$1,000 or fraction thereof.

<b>Table 17C.10-1-C. Plan Review Fees</b>	
<b>Description</b>	<b>Plan Review Fee</b>
For all occupancies other than Group R, Division 3 and Group U occupancies.	65 percent of the building permit fee as shown in Table 17C.10-1-A.
For all occupancies other than Group R, Division 3 and Group U occupancies when the project involves deferred submittal items as defined in Section 106.3.4.2.	100 percent of the building permit fee as shown in Table 17C.10-1-A.
For all occupancies other than Group R, Division 3 and Group U occupancies, when submittal documents submitted in phases to accommodate a (fast track or expedited) design build process.	150 percent of the building permit fee as shown in Table 17C.10-1-A.
For Group R, Division 3 and Group U occupancies.	60 percent of the building permit fee as shown in Table 17C.10-1-B.
To create a Base Plan (1) for Group R, Division 3 and Group U occupancies.	100 percent of the building permit fee as shown in Table 17C.10-1-B.
The plan review fee for a Base Plan Permit (2).	\$150.00
<b>Plan Review Fees for Fire Prevention Bureau</b>	
For Group R, Division 3 and Group U occupancies	3 percent of the building permit fee in Table 17C.10-1-B.
For all occupancies other than Group R, Division 3 and Group U	20 percent of the building permit fee in Table 17C.10-1-A.

- (1) A Base Plan is a set of drawings and documents for a Group R, Division 3, One and Two-Family Dwelling or a Group U, Divisions 1 or 3, Private Garage and Agricultural Buildings. They are reviewed and approved to be built more than once in Pierce County.
- (2) Base Plan Permits are building permits obtained using a base plan.

<b>Table 17C.10-1-D. Plumbing Fees</b>	
1. For issuing each permit.	\$50.00
2. For issuing each supplemental permit.	\$25.00
<b>Unit Fee Schedule (in addition to items 1 and 2 above)</b>	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefor.	\$7.00
2. For each building sewer and each connection to a manufactured home in a trailer park sewer system.	\$15.00
3. Rainwater systems-per drain (inside building).	\$7.00
4. For each cesspool (where permitted).	\$25.00
5. For each private sewage disposal system.	\$40.00
6. For each water heater and/or vent.	\$7.00
7. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps.	\$7.00
8. For each installation, alteration or repair of water piping and/or water treating equipment, each.	\$7.00
9. For each repair or alteration of drainage or vent piping, each fixture.	\$7.00
10. For each lawn sprinkler system on any one meter including backflow protection devices therefor.	\$7.00
11. For atmospheric-type vacuum breakers not included in item 12: 1 to 5	\$5.00
Over 5, each	\$1.00
12. For each backflow protective device other than atmospheric type vacuum breakers: 2 inch (21 mm) diameter and smaller	\$7.00
over 2 inch (51 mm diameter)	\$15.00
13. For each greywater system.	\$40.00
14. For initial installation and testing for a reclaimed water system.	\$100.00*
15. For each annual cross-connection testing of a reclaimed water system (excluding initial test).	\$100.00*
16. For each medical gas piping system serving one to five inlet(s)/outlet(s).	\$50.00
17. For each additional medical gas inlet(s)/outlet(s).	\$5.00
18. For the complete water distribution and drain waste and vent system installed concurrently with the initial construction of a single-family dwelling, and each unit in a duplex.	\$105.00

\* Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of all the employees involved.

<b>Table 17C.10-1-E. Mechanical Fees</b>	
<b>Permit Issuance</b>	
1. For the issuance of each permit.	\$50.00
2. For issuing each supplemental permit.	\$25.00
<b>Unit Fee Schedule</b>	
1. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance up to and including 100,000 Btu/h.	\$14.80
2. For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to each appliance over 100,000 Btu/h.	\$18.20
3. For the installation or relocation of each floor furnace, including vent.	\$14.80
4. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.	\$14.80
5. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.	\$ 7.25
6. For the repair of, alteration of, or addition to each heating appliance, refrigeration cooling unit, absorption unit, or evaporative cooling system, including installation of controls regulated by this Code.	\$13.70
7. For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system including 100,000 Btu/h.	\$14.70
8. For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h.	\$27.15
9. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,750,000 Btu/h.	\$37.25
10. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h.	\$55.45
11. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h.	\$92.65
12. For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto. <b>Note:</b> This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Code.	\$10.65
13. For each air-handling unit over 10,000 cfm.	\$18.10
14. For each evaporative cooler other than portable type.	\$10.65
15. For each ventilation fan connected to a single duct.	\$7.25
16. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit.	\$10.65

<b>Table 17C.10-1-E. Mechanical Fees</b>	
17. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood.	\$10.65
18. For the installation or relocation of each domestic-type incinerator.	\$18.20
19. For the installation or relocation of each commercial or industrial-type incinerator.	\$14.50
20. For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this Code.	\$10.65
21. When Appendix B, Chapter 13 is applicable (see Section 103), permit fees for fuel-gas piping shall be as follows: For each gas-piping system of one to four outlets For each gas-piping system of five or more outlets, per outlet	\$ 5.00 \$ 1.50
22. When Appendix B, Chapter 14 is applicable (see Section 103), permit fees for process piping shall be as follows: For each hazardous process piping system (HPP) of one to four outlets For each piping system of five or more outlets, per outlet For each nonhazardous process piping system (NPP) of one to four outlets For each piping system of five or more outlets, per outlet	\$ 8.05 \$ 1.75 \$ 3.25 \$ 1.00
23. For the complete heating and ventilation system equipment, including State of Washington ventilation requirements and gas piping system if needed, installed concurrently with the initial construction of a single-family dwelling, and each unit in a duplex.	\$50.00

<b>Table 17C.10-1-F. Fire Protection Permits</b>		
Fire protection systems as required by the International Building or International Fire Code shall require permits, plan review fees and payment of inspection fees in accordance with this Table.		
<b>Types of Fire Protection Systems</b>	<b>Plan Review</b>	<b>Inspection</b>
<b>A. Fire Alarm (new or additions)</b>		
1. Zoned		
a. One to four zones	\$275.00	\$175.00
b. Each additional zone	25.00	25.00
2. Addressable		
a. 1 to 50 devices	265.00	175.00
b. 51 to 100 devices	380.00	240.00
c. 101 to 150 devices	495.00	300.00
d. 151 to 200 devices	635.00	400.00
e. 201 to 300 devices	750.00	490.00
f. 301 to 400 devices	920.00	575.00
g. 400 or more devices	1,150.00	660.00
3. Sprinkler supervision only	125.00	175.00
4. One- and two-family dwellings	50.00	150.00
<b>B. Fire Sprinkler Systems 13 &amp; 13-R (3)</b>		
1. Each new riser up to 99 heads	\$55.00 +3.75/head	\$175.00
Each Wet riser over 99 heads	375.00	230.00
Each Dry riser over 99 heads	410.00	345.00
2. Each new deluge or pre-action system	415.00	345.00
3. Each new combination sprinkler and standpipe system (1)	520.00	520.00
4. Sprinkler underground (2)	100.00	230.00
5. Revisions to existing systems	50.00 + 3.75/head	115.00
6. High-piled stock or rack storage systems, add to riser fee.	350.00	90.00
7. 13-D Sprinkler Systems	125.00	190.00
<b>C. Standpipe Systems (3)</b>		
1. Each new Class 1 system		
Dry system	\$175.00	\$140.00
Wet system	175.00	260.00
2. Each new Class 2 system	260.00	260.00
3. Each new Class 3 system	260.00	260.00
<b>D. Fire Pumps</b>	\$500.00	\$460.00
<b>E. Type I Hood Suppression Systems</b>		
1. Pre-engineered	\$145.00	\$100.00
2. Custom engineered	260.00	175.00
<b>F. Fixed Pipe Fire Suppression</b>		
1. Pre-engineered	\$175.00	\$100.00
2. Custom engineered	410.00	175.00

<b>Table 17C.10-1-F. Fire Protection Permits</b>		
Fire protection systems as required by the International Building or International Fire Code shall require permits, plan review fees and payment of inspection fees in accordance with this Table.		
<b>Types of Fire Protection Systems</b>	<b>Plan Review</b>	<b>Inspection</b>
<b>G. Water Systems</b>		
1. Hydrant installation on existing main:		
(a) Building permit (4)	\$ 70.00	\$ 0.00
(b) Short plats and plats	110.00	0.00
2. Installation of hydrants and mains on utility owned systems:		
(a) Building permit	155.00	0.00
(b) Short plats and plats	210.00	0.00
3. Installation of hydrants and mains on privately owned systems:		
(a) without pumps and tanks for fire flow	245.00	260.00
(b) with pumps and tanks for fire flow	400.00	400.00
4. Bond or assignment of funds	175.00	
<b>H. Reinspection (4) all categories</b>		\$ 80.00

- (1) These two fees are NOT additive to the riser fee, use only one.
- (2) Single-family dwellings and their accessory structures are exempt from this fee.
- (3) Standpipes that are part of a new sprinkler system are permitted under B. item 3.
- (4) Refer to PCC 17C.10.090, Reinspection Fee, for explanation of when to assess fee.

<b>Table 17C.10-1-G. Other Fees</b>	
These fees apply to all permits issued by the Building Inspection Division of Planning and Land Services	
1. Inspections outside of normal business hours.	\$100.00 per hour (minimum two hours)
2. Reinspection fees assessed under provisions of Section 17C.10.090 of the Pierce County Code.	\$110.00
3. Inspections for which no fee is specifically indicated.	\$100.00* per hour (minimum one hour)
4. Additional plan review required by changes, additions or revisions to approved plans.	\$100.00* per hour (minimum one hour)
5. For use of outside consultants for plan checking and inspection, or both.	Actual cost (including overhead)
6. Demolition	\$150.00
7. Moved Buildings and for the placement of Modular Buildings and Foundation Ready Manufactured Homes.	One-half of the required building permit fee in Tables 17C.10-1-A or 1-B
8. Placement of Manufactured Homes	\$200.00
9. Swimming Pools	\$200.00

\* Per hour for each hour worked.

**EXCEPTIONS:**

- B. **Low Income.** Permit fees in building Tables 17C.10-1-B and 1-C, plumbing Table 17C.10-1-D, mechanical Table 17C.10-1-E and fire suppression Table 17C.10-1-F for the construction, alteration, or repair of one-family or two-family dwellings shall be waived when the applicant provides sufficient documentation showing, to the satisfaction of the Building Official, who shall make written findings, that all the following conditions exist:

1. The one-family or two-family dwelling is intended for low-income families. Low income families are those families who meet the low-income guidelines as set forth by the Pierce County Department of Community and Economic Development; Department of Housing and Urban Development (HUD) annual guidelines, Section 8;
  2. The construction, alteration, or repair of the one-family or two-family dwelling involves some volunteer labor; and
  3. The construction, alteration, or repair is being undertaken by an organization classified as a 501(c)(3) non-profit organization by the Internal Revenue Service.
- C. **Natural Hazard Damage.** Permit fees in building Tables 17C.10-1-A, 1-B and 1-C, plumbing Table 17C.10-1-D, mechanical Table 17C.10-1-E and fire suppression Table 17C.10-1-F for the repair and restoration of damage due to natural hazards shall be waived or deferred if all the following conditions are met:
1. Upon a declaration of emergency, issued by the Governor of the State of Washington, the Executive of Pierce County, by executive order, may implement the provisions of this Section.
  2. Applications for permits for repair damage under the provisions of this Section must be applied for within 180 days of the declaration of emergency.
  3. No expansion of the original building area shall be allowed.  
Building owners with insurance coverage will be required to pay all fees upon reimbursement by the insurance carrier.

When the total amount of fees waived exceeds 1 percent of the total budget for Planning and Land Services the department shall notify the Executive, and shall prepare a supplemental budget request.

(Ord. 2008-107 § 1 (part), 2008; Ord. 2006-118 § 3, 2006; Ord. 2004-116 § 3, 2004; Ord. 2004-30s § 6 (part), 2004; Ord. 2002-107s § 4, 2002; Ord. 99-116S § 2, 1999; Ord. 99-24S § 11 (part), 1999)

#### **17C.10.080 Investigation Fee.**

- A. **Investigation.** Whenever any work for which a permit is required by any code listed in Section 17C.10.010 has started without first obtaining the required permit, a special investigation shall be made before a permit may be issued for such work.
- B. **Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by code. The minimum investigation fee shall be the same as the minimum fee for that work but no less than \$250.00 nor more than \$5,000.00.

The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

(Ord. 2004-30s § 6 (part), 2004)

#### **17C.10.090 Reinspection Fee.**

A reinspection fee may be assessed for each inspection or reinspection required by any code listed in Section 17C.10.010, when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This Section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Table 17C.10-1-G.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

(Ord. 2004-30s § 6 (part), 2004)

#### **17C.10.100 Refunds.**

The Building Official shall authorize the refunding of fees as follows:

- A. The full amount of any fee paid hereunder which was erroneously paid or collected.
- B. Not more than 80 percent of the permit fee paid, provided:
  - 1. The applicant provides a written request to cancel the permit.
  - 2. The applicant provides copy of a receipt of fees paid.
  - 3. That no inspections have been made.
- C. Not more than 80 percent of the plan review fee paid, provided:
  - 1. The applicant provides a written request to cancel application.
  - 2. The applicant provides copy of a receipt of fees paid.
  - 3. That no plan review has been done.

(Ord. 2004-30s § 6 (part), 2004)

#### **17C.10.110 Application Expiration.**

Applications for which no permit is issued within 180 days following the date of application shall expire and plans and other data submitted for review will thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may grant an extension or extensions pursuant to PCC 18.60.030.

If an application expires, the applicant shall make a new application and pay new fees.

Permit applications from codes listed in Section 17C.10.010 related to the main project building permit application shall expire together with the building permit application.

(Ord. 2007-55s § 1 (part), 2007; Ord. 2004-30s § 6 (part), 2004)

#### **17C.10.120 Conditions of Approval.**

No permit shall be issued for the construction or alteration of any building, structure or any project that does not meet all of the following conditions:

- A. **Denial or Conditioning of Permit Due to Significant Adverse Environmental Impact(s).** Permits for the construction or alteration of any building, structure or any project which will cause significant adverse environmental impact may be denied or conditioned. The denial or conditional issuance of a building permit shall be based upon policy(ies) set forth in ordinances adopted by the Pierce County Council or by any applicable environmental impact statement or threshold determination prepared pursuant to the State Environmental Policy Act. Any denial or conditional issuance of a building permit by the Building Official must be in writing.

- B. **Non-Issuance of Permit Prior to Sewage Disposal Approval.** No permit for the construction or alteration of any building requiring sewage disposal facilities of any kind shall be issued to any applicant until approved by the Tacoma-Pierce County Health Department and/or Pierce County Utilities Department. A copy of such approval shall be transmitted to the Building Official prior to the issuance of a building permit.
- C. **Non-Issuance of Permit Prior to Storm or Surface Water Drainage Control Approval.** No permit for the construction of any building or structure requiring storm or surface water drainage control of any kind may be issued without approval of the storm or surface water drainage control facilities. A copy of such approval shall be transmitted to the building official prior to the issuance of a building permit.
- D. **Non-Issuance of Permit Due to Noncompliance with State and County Laws or Regulations.** No permit shall be issued to any person who fails to provide sufficient evidence of compliance with all laws and regulations of the State of Washington and Pierce County relating to the use of land and/or the construction or improvement of structures thereon.

(Ord. 2004-30s § 6 (part), 2004)

#### **17C.10.130 Permit Expiration.**

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. No permit shall be extended beyond five years from the date it was issued.

Except for the International Fire Code, permits from codes listed in Section 17C.10.010, related to the main project building permit, shall expire together with the building permit.

(Ord. 2004-30s § 6 (part), 2004)

#### **17C.10.140 Fully Completed Building Permit Application.**

Pursuant to RCW 19.27.095, a fully complete building permit application shall be any application including payment of all required fees and containing all the components that are applicable in Table 17C.10-1-H. Incomplete applications shall not be accepted.

<b>Table 17C.10-1-H. Elements for a Complete Building Permit Application</b>	
<b>Description</b>	<b>Comments</b>
Site Development Permit	When the project requires a Site Development Permit, it shall be applied for prior to or with the building permit application.
Geotechnical Report/Assessment	A Geotechnical Report/Assessment is required when a project is located in a slope hazard area.
Hydrogeologic Report	A Hydrogeologic Report is required when a project is located in an aquifer recharge area.
Critical Area Checklist	A title notification is required when a project is located in an aquifer recharge area.
Land Use Application	Any land use permits required to approve the building permit application shall be applied for prior to or with the building permit application. Rezone applications must be final prior to the building permit application being accepted as a complete application.
Environmental Checklist	A completed checklist is required if the project is located in a sensitive area.
Wetlands Application	A Wetlands Application is required if the project is located in a wetland area.
Septic Application Approval	Buildings served by on-site sewage systems require Approved As-Built plans or an application for an on-site system or system remodel submitted with building permit application.
Water Availability	A water availability letter signed by the water purveyor shall be provided at time of building permit application. Water source, quantity and quality review. RCW 19.27.097
Health Sanitation Review	Schools, pools, restaurants and caps require review by Tacoma-Pierce County Health Department. Application for this review shall be made prior to or with the building permit application.
Pretreatment	A pretreatment application shall be applied for with or prior to building permit application when pretreatment is required.
Fire-Flow Letter	Provide form signed by water purveyor indicating hydrant placement (location on vicinity map) and water flow in GPM.
Construction Drawings	Plans shall include specifications, code analysis and statement of use, engineering calculations, diagrams, soil investigation reports, hazardous materials inventory statement (HMIS), special inspection and structural observation programs, deferred submittal information and architect/engineer stamp. Base plan work sheet. Mechanical Drawings, Plumbing Drawings, Fire Protection Drawings and Energy Code compliance information shall also be included with the construction drawings.
Site Plan	Site plans shall include, but not be limited to, the following: a vicinity map, all buildings on the same site, access drives, Emergency Vehicle Access, landscaping, on-site septic drain field location, parking dimension all set backs from buildings and lot lines, hydrant location and grading contours if lot slope is 15 percent or greater.

(Ord. 2004-30s § 6 (part), 2004)

**17C.10.145 Access to Public or Private Road.**

All properties for which a building permit is required shall adjoin or have access to a public or private road and a yard on not less than one side. Required access and yards shall be permanently maintained. (Ord. 2004-133 § 1, 2005)

**17C.10.150 Severability.**

If any provision of this Title or its application to any person or circumstance is held invalid, the remainder of the Chapter or the application of the provision to other persons or circumstances shall not be affected. (Ord. 2004-30s § 6 (part), 2004; Ord. 99-24S § 11 (part), 1999)

*Chapter 17C.20*

***INTERNATIONAL BUILDING CODE***

**Sections:**

- 17C.20.010 Adoption of International Building Code.**
- 17C.20.020 General.**
- 17C.20.030 Referenced Codes.**
- 17C.20.040 Creation of Enforcement Agency.**
- 17C.20.050 Appointment.**
- 17C.20.070 Time Limitation of Application.**
- 17C.20.080 Expiration.**
- 17C.20.090 Building Permit Fees.**
- 17C.20.100 Building Permit Valuations.**
- 17C.20.110 Work Commencing Before Permit Issuance.**
- 17C.20.120 Refunds.**
- 17C.20.130 Board of Appeals.**
- 17C.20.140 Violations.**
- 17C.20.150 Premises Identification.**
- 17C.20.160 Maximum Height of Buildings.**
- 17C.20.170 Ground Snow Loads.**
- 17C.20.180 Swimming Pool Enclosures.**

**17C.20.010 Adoption of International Building Code.**

The edition of the International Building Code currently, or hereafter, adopted and amended by the State Building Code Council and included in Title 51 of the Washington Administrative Code, including Appendix Chapters C, E, and I, are adopted as the Building Code for the unincorporated areas of Pierce County, except that the amendments to the International Building Code in this Chapter shall govern over the published provisions of the International Building Code. The effective date of subsequent editions of the International Building Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code Council. (Ord. 2007-55s § 2, 2007; Ord. 2004-30s § 3 (part), 2004)

**17C.20.020 General.**

Section 101.1 of the International Building Code and shall be amended as follows:

Section 101.2 Title. These regulations shall be known as the "Building Code" of Pierce County, Washington, and referred to as "this code."  
(Ord. 2004-30s § 3 (part), 2004)

**17C.20.030 Referenced Codes.**

Section 101.4 of the International Building Code and shall be amended as follows:

Section 101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Within the referenced codes the term "code official" shall mean "building official."

(Ord. 2004-30s § 3 (part), 2004)

**17C.20.040 Creation of Enforcement Agency.**

Section 103.1 of the International Building Code and shall be deleted. See PCC 17C.10.030, "Creation of Enforcement Agency." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.050 Appointment.**

Section 103.2 of the International Building Code is deleted. (Ord. 2004-30s § 3 (part), 2004)

**17C.20.070 Time Limitation of Application.**

Section 105.3.2 of the International Building Code is deleted. See Section 17C.10.110, "Application Expiration." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.080 Expiration.**

Section 105.5 of the International Building Code is deleted. See Section 17C.10.130, "Permit Expiration." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.090 Building Permit Fees.**

Section 108.2 of the International Building Code is deleted. See Section 17C.10.070, "Fees." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.100 Building Permit Valuations.**

Section 108.3 of the International Building Code is deleted. See Section 17C.10.070. (Ord. 2004-30s § 3 (part), 2004)

**17C.20.110 Work Commencing Before Permit Issuance.**

Section 108.4 of the International Building Code is deleted. See Section 17C.10.080, "Investigation Fees." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.120 Refunds.**

Section 108.6 of the International Building Code is deleted. See Section 17C.10.100, "Refunds." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.130 Board of Appeals.**

Section 112 of the International Building Code is deleted. See Section 17C.10.060, "Building and Fire Code Board of Appeals." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.140 Violations.**

Section 113 of the International Building Code is deleted. See Section 17C.10.050, "Violations and Penalties." (Ord. 2004-30s § 3 (part), 2004)

**17C.20.150 Premises Identification.**

Section 501.2 of the International Building Code is amended by adding a second paragraph as follows:

Signs on private roads shall be installed in accordance with Chapter 17B.30 of the Pierce County Code, "Addressing and Grid System for Pierce County." The premises identification requirements of this Section must be met prior to final inspection by the Building Division. (Ord. 2004-30s § 3 (part), 2004)

**17C.20.160 Maximum Height of Buildings.**

Section 504.1 of the International Building Code is amended to add the following:

The maximum height of buildings shall be subject to the requirements of this code, Title 18A, and Title 20 of the Pierce County Code. In the event of any conflict between these regulations, the most restrictive shall govern. (Ord. 2004-30s § 3 (part), 2004)

**17C.20.170 Ground Snow Loads.**

Section 1608.2 of the International Building Code is amended to add the following:

1608.2 Ground snow loads. The ground snow loads to be used in determining the design snow loads for roofs shall be 25 pounds per square foot for elevations up to 700 feet. Ground snow load determination for sites above 700 feet shall be based on the "Snow Load Analysis for Washington" prepared by the Structural Engineers Association of Washington as approved by the building official. (Ord. 2004-30s § 3 (part), 2004)

**17C.20.180 Swimming Pool Enclosures.**

Section 3109.1 of the International Building Code is amended by adding the following paragraph:

Swimming pools may not be located in any front yard as required by Title 18A of the Pierce County Code, nor closer than eight feet measured from the edge of the water surface to any other adjacent property line.

Section 3109.2 of the International Building Code is amended by replacing the definition of "Swimming Pools" with the following:

**Swimming Pool** is any structure intended for swimming or recreational bathing that contains water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground swimming or wading pools. Commonly accepted hot tubs and spas are not included. (Ord. 2004-30s § 3 (part), 2004)



*Chapter 17C.30*

**ENERGY CODES**

**Sections:**

**17C.30.010 Adoption of Washington State Energy Code.**

**17C.30.020 Violations.**

**17C.30.010 Adoption of Washington State Energy Code.**

The edition of the Washington State Energy Code currently or hereafter adopted and amended by the State Building Code Council and included in Chapter 51-11 of the Washington Administrative Code is adopted as the Energy Code for the unincorporated areas of Pierce County. The effective date of subsequent editions of the Washington State Energy Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code Council. (Ord. 99-24S § 11 (part), 1999)

**17C.30.020 Violations.**

WAC 51-11-0106 is deleted. See Section 17C.10.050, "Violation and Penalties." (Ord. 2004-30s § 7, 2004; Ord. 99-24S § 11 (part), 1999)



*Chapter 17C.40*

***VENTILATION AND INDOOR AIR QUALITY CODE***

**Section:**

- 17C.40.010 Adoption of the Washington State Ventilation and Indoor Air Quality Code.**
- 17C.40.020 Violations.**

**17C.40.010 Adoption of Washington State Ventilation and Indoor Air Quality Code.**

The edition of the Washington State Ventilation and Indoor Air Quality Code currently, or hereafter, adopted and amended by the State Building Code Council and included in Chapter 51-13 of the Washington Administrative Code is adopted as the Ventilation and Indoor Air Quality Code for the unincorporated areas of Pierce County. The effective date of subsequent editions of the Washington State Energy Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code Council. (Ord. 99-24S § 11 (part), 1999)

**17C.40.020 Violations.**

WAC 51-13-0107, Violations, is deleted. See Section 17C.10.050, "Violations and Penalties." (Ord. 2004-30s § 8, 2004)



*Chapter 17C.50*

**UNIFORM PLUMBING CODE**

**Sections:**

- 17C.50.010 Uniform Plumbing Code Adopted.**
- 17C.50.020 Authority Having Jurisdiction.**
- 17C.50.030 Violations and Penalties.**
- 17C.50.040 Expiration.**
- 17C.50.050 Fees.**
- 17C.50.060 Plan Review Fees.**
- 17C.50.070 Expiration of Plan Review.**
- 17C.50.080 Investigation Fees: Work Without a Permit.**
- 17C.50.090 Lawn Sprinkling Systems.**

**17C.50.010 Uniform Plumbing Code Adopted.**

The edition of the Uniform Plumbing Code, currently, or hereafter, adopted and amended by the State Building Code Council and included in Title 51 of the Washington Administrative Code, including Appendix Chapters A, B, D, E, I, and L, are adopted as the Plumbing Code for the unincorporated areas of Pierce County; except that the amendments to the Uniform Plumbing Code in this Chapter shall govern over the published provisions of the Plumbing Code. The effective date of subsequent editions of the Uniform Plumbing Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code Council. (Ord. 2007-55s § 4, 2007; Ord. 99-24S § 11 (part), 1999)

**17C.50.020 Authority Having Jurisdiction.**

Section 102.1 of the Uniform Plumbing Code is deleted. See Section 17C.10.030, "Creation of Enforcement Agency." (Ord. 2004-30s § 9 (part), 2004)

**17C.50.030 Violations and Penalties.**

Section 102.3 of the Uniform Plumbing Code is deleted. See Section 17C.10.050, "Violations and Penalties." (Ord. 2004-30s § 9 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.50.040 Expiration.**

Section 103.3.4 of the Uniform Plumbing Code is deleted. See Section 17C.10.030, "Permit Expiration." (Ord. 2004-30s § 9 (part), 2004)

**17C.50.050 Fees.**

Permit Fees. The fee for each permit shall be as set forth in PCC Section 17C.10.070, Table 17C.10-1-D. (Ord. 2004-30s § 9 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.50.060 Plan Review Fees.**

Section 103.4.2 of the Uniform Plumbing Code is deleted. See Section 17C.10.070, "Fees." (Ord. 2004-30s § 9 (part), 2004)

**17C.50.070 Expiration of Plan Review.**

Section 103.4.3 of the Uniform Plumbing Code is deleted. See Section 17C.10.110, "Application Expiration." (Ord. 2004-30s § 9 (part), 2004)

**17C.50.080 Investigation Fees: Work Without a Permit.**

Section 103.4.4 of the Uniform Plumbing Code is deleted. See Section 17C.10.080, "Investigation Fee." (Ord. 2004-30s § 9 (part), 2004)

**17C.50.090 Lawn Sprinkling Systems.**

Section 603.4.6.1 is amended by adding the following:

Lawn sprinkler systems without chemical injection may use double check valve assemblies listed by the Washington State Health Department in accordance with WAC 246-290-490(2)(b).

(Ord. 2004-30s § 9 (part), 2004; Ord. 99-24S § 11 (part), 1999)

*Chapter 17C.60*

*INTERNATIONAL FIRE CODE*

**Sections:**

- 17C.60.010 Adoption of International Fire Code.**
- 17C.60.020 Conflicts with Other Codes.**
- 17C.60.030 Definitions.**
- 17C.60.050 General.**
- 17C.60.051 Appointment.**
- 17C.60.060 Fire Records.**
- 17C.60.070 Investigations.**
- 17C.60.080 Permits Required.**
- 17C.60.085 Permit Fees.**
- 17C.60.090 Commercial Inspection Program (CIP) Inspection Fees.**
- 17C.60.100 Building and Fire Codes Board of Appeals.**
- 17C.60.110 Compliance with Tags.**
- 17C.60.120 Violations and Penalties.**
- 17C.60.121 Failure to Comply.**
- 17C.60.130 Prohibition of Biodiesel Production in Group R Occupancies.**
- 17C.60.141 Approval of Fire Safety Plans.**
- 17C.60.142 Fire Safety and Evacuation Plans.**
- 17C.60.150 Emergency Vehicle Access.**
- 17C.60.160 Fire Flow Requirements for Buildings.**
- 17C.60.165 Minimum Standards for Fire Flows, Water Mains and Fire Hydrants.**
- 17C.60.170 Records.**
- 17C.60.180 Automatic Sprinkler Systems for Group R Occupancies.**
- 17C.60.200 Portable Fire Extinguishers.**
- 17C.60.210 Fire Alarm Systems – Group R-2 Occupancies.**
- 17C.60.215 Smoke Alarms in Existing Buildings.**
- 17C.60.220 Outside Storage of Tires.**
- 17C.60.230 Fireworks.**
- 17C.60.240 Public Display.**
- 17C.60.250 Severability.**

**17C.60.010 Adoption of International Fire Code.**

There is adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion in all of the unincorporated areas of Pierce County, and in the incorporated towns and cities of the County where requested and agreed to by contract, the edition of the International Fire Code currently or hereafter, adopted and amended by the State Building Code Council and included in Chapters 51-54 Washington Administrative Code. The effective date of subsequent editions of the International Fire Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code Council. (Ord. 2004-30s § 4 (part), 2004)

**17C.60.020 Conflicts With Other Codes.**

In case of conflict among the Codes enumerated in Section 17C.10.010, the first named Code shall govern over those following. (Ord. 2004-30s § 4 (part), 2004)

**17C.60.030 Definitions.**

- A. **Approved hydrant.** "Approved hydrant" means a hydrant which provides the required fire flow or portion thereof, but not less than 500 gpm and meets the requirements of these standards.
- B. **A.W.W.A.** "A.W.W.A" shall mean the American Water Works Association.
- C. **Continuous Supply.** "Continuous supply" shall mean the providing of water at or above the minimum flow levels at all times.
- D. **Deadend Main.** "Deadend main" shall mean a water main over 50 feet long and not being fed from both directions at the time of installation.
- E. **Emergency Vehicle Access.** "Emergency vehicle access" means a drivable surface constructed and maintained in accordance with this Chapter, that provides emergency access between a public or private road or shared access facility and 150 feet of all portions of an exterior wall of the first story of any structure requiring EV Access, as measured in an approved route around the exterior of the building.
- F. **Fire Area.** "Fire area", for the purpose of fire flow, is the total floor area in square feet for all floor levels within the exterior walls, or under the horizontal projection of the roof of the building. Each portion of a building separated by one or more four-hour fire walls with no openings and provided with a 30-inch parapet constructed in accordance with the Building Code may be considered as separate fire areas for the purpose of determining the required fire flow. Multiple buildings will be considered to be in a single fire area unless separated in accordance with International Building Code Table 602 and Section 704. Fire area is not used in determining fire flow for one- and two-family dwellings (R-3).
- G. **Fire Code Official.** Wherever the words "fire code official" appears in the International Fire Code or this Chapter, they shall mean Fire Marshal of the Office of Fire Prevention and Arson Control (also known as the Fire Prevention Bureau) and his duly authorized representatives.
- H. **Fire Flow.** "Fire flow" is the quantity of water in gallons per minute (GPM) needed to control an anticipated fire in a building or group of buildings or at a facility. Water mains supplying fire flow shall maintain a minimum residual pressure of not less than 20 pounds per square inch (PSI).
- I. **Fire Hydrant.** "Fire Hydrant" shall mean a mechanical device which is self-draining and frost free, and is constructed to provide the required fire flow, or portion thereof, for the area serviced.
- J. **Fire Marshal.** "Fire Marshal" shall mean the Director of the Pierce County Office of Fire Prevention and Arson Control (Fire Prevention Bureau) and his duly authorized representatives.
- K. **Flush-type Hydrant.** "Flush-type Hydrant" shall mean a hydrant that is installed entirely below grade.
- L. **G.P.M.** "G.P.M." shall mean gallons per minute.
- M. **Jurisdiction.** Wherever the word "jurisdiction" is used in the International Fire Code, it shall mean unincorporated Pierce County and contract cities and towns.

- N. **Limited Supply Sprinkler System.** "Limited supply sprinkler system" means a wet pipe sprinkler system with quick response sprinkler heads designed and installed in accordance with NFPA 13 "Standard for the Installation of Sprinkler Systems", but provided with a water supply capable of supplying 3 to 6 sprinkler heads for a duration of 30 minutes. The number of sprinklers utilized is dependant upon the hazard of the occupancy.
- O. **New Additions to Existing Water Systems.** "New Additions to Existing Water Systems" shall mean all additions to existing water systems except the addition of one hydrant that will meet the flow requirement, with no line extension. New additions shall include, but not be limited to, water main extensions, additional storage facilities, and replacement of existing water mains.
- P. **Off Site Water.** "Off site water" means the ability of the fire district, under normal circumstances, to deliver a constant 250 GPM for 8 minutes.
- Q. **P.S.I.** P.S.I." shall mean pounds per square inch.
- R. **Permit, Construction.** "Permit, Construction" means a permit required by Section 105.7 of the International Fire Code for installation, modification or removal of systems and equipment.
- S. **Permit, Prescribed.** "Permit, Prescribed" means a permit required by Section 105.6 of the International Fire Code allowing an activity, operation, practice or function within specified beginning and ending dates not to exceed one year in duration.
- T. **Permit, Renewable.** "Permit, Renewable" means a permit required by Section 105.6 of the International Fire Code allowing a continual activity, operation, practice or function.
- U. **Police Department.** Wherever the term "The Police Department" or "Police Officers" is used in the International Fire Code, it shall mean the Pierce County Sheriff's Department and its Officers.
- V. **Public Hydrant.** "Public Hydrant" shall mean a fire hydrant on a water purveyor system so situated and maintained as to provide water for fire fighting purposes without restrictions as to use for the purpose. The location shall be accessible for immediate use of the fire department at all times.
- W. **Public Water.** "Public Water" shall mean any system or water supply intended or used for human consumption or other domestic uses, including sources, treatment, storage, transmission and distribution facilities where water is furnished to any community, collection or number of individuals, or is made available to the public for human consumption or domestic use, excluding water systems serving a single family residence.
- X. **Purveyor.** "Purveyor" shall mean the federal agency, state agency, county agency, city, town, municipal corporation, firm, company, mutual, cooperative, association, corporation, partnership, district, institution, person or persons owning or operating a public water system or his authorized agent.
- Y. **Residential Driveway Approach.** Residential Driveway Approach means an approach that is used to serve up to two single family residences or one duplex unit.
- Z. **Rural Area.** "Rural area" means those areas not designated as urban by the Pierce County Comprehensive Plan.
- AA. **Service Connection.** "Service Connection" shall mean a physical connection to a public water system through which water may be delivered to a customer for discretionary use.
- AB. **Shared Access Facility.** Shared Access Facility means a privately owned drivable surface which serves four lots in the rural area or two lots in the urban area for access to single family and two family dwelling units.

**AC. Substantial Alteration.** "Substantial alteration" for one- and two-family dwellings (R-3) or private garages (U) shall mean an addition in gross floor area of 40 percent; for all other occupancies "substantial alteration" shall mean any alteration, remodeling or structural change to a building, the permit valuation for which exceeds 40 percent of the current permit valuation of the existing building. Current valuation shall be determined by the Building Official based on the cost per square foot values in effect at the time of permit application. Substantial alteration applies only to structures legally constructed prior to November 16, 1992. Any alteration, remodeling or structural change shall be accumulative (toward the substantial alteration threshold) for said structures from November 16, 1992.

**AD. Transient Accommodation.** "Transient accommodation" means any facility such as a hotel, motel, resort, condominium, rooming house or other place offering three or more lodging units to travelers and transient guests for periods of less than one month.

**AE. Transmission Main.** "Transmission Main" shall mean a main used to transport water from a source to storage, source to source, source or storage to distribution.

**AF. Urban Area.** "Urban area" means those areas so designated as urban on the "Generalized Proposed Land Use Map" of the Pierce County Comprehensive Plan.

**AG. Water Main.** "Water Main" shall mean the piping used or which may be used in the future to deliver domestic water and/or fire flows intended for fire protection in amounts prescribed in this Chapter and excludes storage facilities, hydrants, and service connections.

(Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

#### **17C.60.050 General.**

Section 103.1 of the International Fire Code is deleted in its entirety and replaced as follows:

Section 103.1 General. The Division of Fire Prevention and Arson Control (Fire Prevention Bureau) is hereby created and the official in charge thereof shall be known as the Fire Marshal. The provisions of the International Fire Code listed in Chapter 17C.60 shall be administered by the Fire Marshal.

(Ord. 2004-30s § 4 (part), 2004)

#### **17C.60.051 Appointment.**

Section 103.2 of the International Fire Code is deleted in its entirety and replaced as follows:

Section 103.3 Appointment. The Fire Marshal shall be appointed by the Pierce County Executive.

(Ord. 2004-30s § 4 (part), 2004)

#### **17C.60.060 Fire Records.**

Section 104.6.3 of the International Fire Code is deleted in its entirety and replaced as follows:

104.6.3 Fire records. The Office of Fire Prevention and Arson Control (Fire Prevention Bureau) shall keep a record of all fires that it investigates and of facts concerning the same, including statistics as to the extent of such fires and the damage caused thereby, together with other information as required by the Fire Marshal.

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.070 Investigations.**

Section 104.10 of the International Fire Code is deleted in its entirety and replaced with the following:

- A. The Fire Prevention Bureau shall investigate the origin, cause and circumstances of fires occurring within unincorporated Pierce County and Contract Cities and Towns as required by RCW 43.44.050. The Fire Marshal shall establish protocols and/or policies with respect to fire investigation responsibilities.

Any Fire Protection District that investigates a fire, and finds that the fire involves personal injury or loss of life, or destruction to or damage of property, or is of undetermined origin, or of a suspicious nature, or a recognized arson, shall immediately contact the Fire Prevention Bureau in accordance with established protocols and/or policies. If the Fire Prevention Bureau has reasonable cause to believe that arson or criminal activity is connected with the fire, then the Fire Prevention Bureau will report its findings to the Pierce County Sheriff's Department or appropriate local law enforcement agency. The Pierce County Sheriff's Department or appropriate local law enforcement agency shall take primary responsibility for any suspicious or known arson fire investigation, may take immediate possession and charge of all physical evidence relating to the fire, and shall investigate the fire.

The Fire Protection District and the Fire Prevention Bureau shall assist the Sheriff's Department or appropriate local law enforcement agency throughout the investigation.

- B. All investigations declined by the Pierce County Sheriff's Department for insufficient evidence shall be returned to the Fire Prevention Bureau for further investigation as may be required.

(Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

**17C.60.080 Permits Required.**

Section 105.6 of the International Fire Code is amended as follows:

- A. **105.6.15.** Fire hydrants and water-control valves is deleted.
- B. **105.6.35.** Private fire hydrants is deleted.
- C. **105.6.42** is amended to read as follows:  
Tire storage. To use an open area or portion thereof to store more than 300 tires. See Section 17C.60.220 and IFC Chapter 25.

(Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

**17C.60.085 Permit Fees.**

Section 105.8 of the International Fire Code is added to read as follows:

- A. **105.8 Permit Fees.** A fee as specified in Table 17C.60-1 shall be charged for each required permit. Construction permit fees for fire protection systems shall be in accordance with Table 17C.10.1-F.

<b>Table 17C.60-1. Permit Types and Fees*</b>		
<b>Permit</b>	<b>Type</b>	<b>Fee*</b>
Aerosol Products	Renewable	Included
Amusement Buildings	Renewable	Included
Commercial (Haunted House, etc.)	Prescribed	\$170.00
School (Haunted House, etc.)	Prescribed	\$35.00
Battery Systems	Renewable	Included
Candles or Open Flame in Assembly Area	Prescribed	\$45.00
	Renewable	Included
Carnivals and Fairs, etc. – Outdoors:		
Carnival – Commercial	Prescribed	\$200.00
Fair, Bazaars, Flea-Marts:		
Booths or Displays:    0 – 10	Prescribed	\$85.00
11 – 25	Prescribed	\$115.00
26 – 50	Prescribed	\$145.00
50 +	Prescribed	\$160.00
Special Event – Outdoors	Prescribed	\$115.00
Cellulose Nitrate Film	Renewable	Included
Combustible Dust Producing Operations	Renewable	Included
Combustible Fibers	Renewable	Included
Combustible Material Storage	Renewable	Included
Compressed Gases	Renewable	Included
	Prescribed	\$135.00
	Construction	\$135.00
Covered Mall Buildings:		
Kiosks/Concession/Booths/etc.	Renewable	Included
Use Open Flame, etc.	Prescribed	\$55.00
Display Liquid or Gas Filled Equipment	Prescribed	\$55.00
Cryogenic Fluids	Renewable	Included
	Prescribed	\$135.00
Cutting and Welding	Renewable	Included
	Prescribed	\$50.00
Dry Cleaning Plants	Renewable	Included
Exhibits and Trade Shows		
Booths or Displays:    0 – 25	Prescribed	\$85.00
26 – 50	Prescribed	\$115.00
51 +	Prescribed	\$160.00
Explosives	Renewable	Included
	Prescribed	\$200.00
Fireworks Discharge (1.4G)	Prescribed	\$45.00
Fireworks Display (1.3G)	Prescribed	\$210.00
Fireworks Stand	Prescribed	\$110.00
Flammable/Combustible Liquids – Pipeline, Operate	Renewable	Included
Flammable/Combustible Liquids – Store, Handle, Use	Renewable	Included
	Prescribed	\$85.00

<b>Table 17C.60-1. Permit Types and Fees*</b>		
<b>Permit</b>	<b>Type</b>	<b>Fee*</b>
Flammable/Combustible Liquids – Remove or Abandon Tank	Construction	\$215.00 (First Tank, \$95 ea addt'l)
(Residential Heating Oil)	Construction	(\$120.00)
Flammable/Combustible Liquids – Tank, Piping Equipment, etc./Construct, Install, Alter, etc.	Construction	\$345.00 (First Tank, etc-\$95 ea addt'l)
Flammable/Combustible Liquids – Tank Vehicles	Prescribed	\$85.00
Flammable/Combustible Liquids – Change Contents	Prescribed	\$160.00
Floor Finishing	Prescribed	\$115.00
Fruit and Crop Ripening	Renewable	Included
Fumigation and Thermal Insecticidal Fogging	Renewable	Included
Hazardous Material – Store, Handle, Use	Renewable Prescribed	Included \$90.00
Hazardous Material – Remove, Abandon, Tank	Construction	\$215.00 (First Tank, \$95 ea addt'l)
Hazardous Material – Tank, Piping, Equipment, etc./Install, alter, etc.	Construction	\$350.00 (First Tank, etc-\$95 ea addt'l)
Hazardous Material – Change Contents	Prescribed	\$160.00
High Piled Combustible Storage	Renewable	Included
Hot-work Operations	Renewable Prescribed	Included \$50.00
Industrial Ovens	Renewable Construction	Included \$205.00
Inspection Only	Construction	\$110.00
Liquefied Petroleum Gases – Tank-Install: 0 - 500 Gallons 501 - 10,000 10,001 +	Construction Construction Construction	\$90.00 \$160.00 \$290.00
Liquefied Petroleum Gases – Tank-Maintain	Renewable	Included
Liquefied Petroleum Gases – Tank Vehicle	Prescribed	\$95.00
Liquid or Gas Fueled Vehicles/Equipment in Assembly Buildings	Prescribed	\$85.00
Lumber Yards and Woodworking Plants	Renewable	Included
Magnesium Working	Renewable	Included
Motor Vehicle Fuel – Dispensing	Renewable	Included
Open Burning	Prescribed	\$60.00
Organic Coatings	Renewable	Included
Place of Assembly	Renewable	Included
Place of Assembly – School Carnival or Fair	Prescribed	\$35.00
Other Special Event:	Prescribed	\$115.00

<b>Table 17C.60-1. Permit Types and Fees*</b>		
<b>Permit</b>	<b>Type</b>	<b>Fee*</b>
Pyrotechnical Special Effects Material	Prescribed	\$100.00
Pyroxylin Plastics	Renewable	Included
Refrigeration Equipment	Renewable	Included
Repair Garages	Renewable	Included
Rooftop Heliports	Renewable	Included
Spraying or Dipping	Renewable	Included
Temporary Membrane Structures, Tents and Canopies:		
2,000 square feet or less	Prescribed and Construction	\$110.00
2,001 square feet or more	Prescribed and Construction	\$150.00
Tire-rebuilding Plants	Renewable	Included
Tire Storage:		
201 to 2,499 tires	Prescribed	\$150.00
2,500 or more tires	Prescribed	\$250.00
Waste Handling	Renewable	Included
Wood Products	Renewable	Included

\* The word "Included" in the fee column indicates that the fees for renewable permits are included as a part of Commercial Inspection Program fees.

- B. **Additional Plan Review Fees.** A fee will be charged for additional plan review for each resubmittal, beyond the first, to correct errors or omissions noted during a previous review or when additional plan review is required due to changes, additions or revisions of previously approved plans. The fee shall be 50 percent of the plan review fee on Table 17C.10-1-F or 25 percent of the fee on Table 17C.60-1, but in no case less than \$50.00.
- C. **Reinspection Fees.** Reinspection fees in accordance with Section 17C.10.090 shall be charged when such portion of work for which inspection is called is not complete or when corrections called for are not made.
- D. **Investigation Fee.** Whenever any work for which a permit is required by this Code has started without first obtaining the required permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by Code. The minimum investigation fee shall be the same as the minimum fee for that work but no less than \$250.00 nor more than \$5,000.00. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalty prescribed by law.
- E. **"Inspection Only" Permit Fee.** An Inspection Only Permit shall be required when unique installations in new construction requires an inspection to ensure Code compliance. The Inspection Only Permit will track the inspection process to ensure compliance prior to occupancy. If multiple Inspection Only Permits are required for the same building, they shall be included in one permit and fee. A fee of \$110.00 shall be charged, to include the permit(s) and inspection.

- F. **After-Hours Inspection Fee.** After-hours inspection means an inspection authorized or required pursuant to the International Fire Code for which it is necessary for the convenience of the permittee to have an inspection conducted outside of normal business hours. The Fire Prevention Bureau shall charge an additional fee (in addition to other permit fees) of \$80.00 per hour, with one-hour minimum, with additional time to be computed in quarter hour increments, and to include travel time, PROVIDED, school sponsored events at public and private elementary and middle schools shall be exempt from the After Hours Inspection Fee.

(Ord. 2008-107 § 2 (part), 2008; Ord. 2006-118 § 1, 2006; Ord. 2004-116 § 1, 2004; Ord. 2004-30s § 4 (part), 2004)

**17C.60.090 Commercial Inspection Program (CIP) Inspection Fees.**

Section 106.1 of the International Fire Code is hereby amended by addition of the following subsections:

- A. **Inspection Fees.** There is hereby imposed an inspection fee for the Commercial Inspection Program (CIP), as shown in Table 17C.60-2, for all fire and life safety inspections performed pursuant to the provisions of the International Fire Code, as now enacted or hereafter amended.

The inspection fee shall include the original inspection, and two reinspections (for the purpose of ensuring the correction of any deficiencies noted during the original inspection). If additional reinspections are necessary (to ensure correction of any deficiency or defect) the Fire Prevention Bureau shall charge a fee of \$80.00 per hour with a one-hour minimum and, with additional time to be computed in quarter hour increments.

- B. **International Fire Code Permits.** Fees for renewable International Fire Code permits associated with fire and life safety inspections as described in Section 106.1 shall be included as a part of the inspection fee charged under this Section.
- C. **After-Hours Inspection Fee.** After-hours inspection means an inspection authorized or required pursuant to the International Fire Code for which it is necessary for the convenience of the permittee to have an inspection conducted outside of normal business hours.

The Fire Prevention Bureau shall charge an additional fee (in addition to other permit fees) of \$80.00 per hour, with a one-hour minimum, with additional time to be computed in quarter hour increments, and to include travel time.

<b>TABLE 17C.60-2</b>	
<b>Square Footage</b>	<b>Fee</b>
Under 500	\$55.00
500 to 999	\$60.00
1,000 to 1,999	\$70.00
2,000 to 2,999	\$75.00
3,000 to 3,999	\$78.00
4,000 to 4,999	\$80.00
5,000 to 5,999	\$86.00
6,000 to 6,999	\$90.00
7,000 to 7,999	\$92.00
8,000 to 8,999	\$98.00
9,000 to 9,999	\$103.00
10,000 to 14,999	\$118.00
15,000 to 19,999	\$120.00
20,000 to 24,999	\$138.00
25,000 to 29,999	\$150.00
30,000 to 34,999	\$167.00
35,000 to 39,999	\$184.00
40,000 to 49,999	\$195.00
50,000 to 74,999	\$230.00
75,000 to 99,999	\$320.00
100,000 to 149,999	\$405.00
150,000 to 199,999	\$550.00
200,000 and up	\$665.00

(Ord. 2008-107 § 2 (part), 2008; Ord. 2006-118 § 2, 2006; Ord. 2004-116 § 2, 2004; Ord. 2004-30s § 4 (part), 2004)

**17C.60.100 Building and Fire Codes Board of Appeals.**

Section 108 of the International Fire Code is deleted in its entirety and replaced by 17C.10.060. (Ord. 2004-30s § 4 (part), 2004)

**17C.60.110 Compliance with Tags.**

Section 109.2.2.1 is added to the International Fire Code to read as follows:

109.2.2.1 Compliance with tags. A building, premises, equipment, fixture or device shall not be used when in violation of this code as noted on a tag affixed in accordance with this section.

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.120 Violations and Penalties.**

Section 109.3 of the International Fire Code is deleted in its entirety and replaced as follows:

- A. Any person who shall violate any of the provisions of the International Fire Code or this Chapter, or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed specifications or plans submitted and approved thereunder, or any permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order, shall be guilty of a misdemeanor punishable by a fine of not more than \$1,000.00 or by imprisonment for not more than 90 days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time as specified by the Fire Marshal; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.
- B. **Civil Infraction.** Failure to comply with any permit or written order or decision issued pursuant to the Construction and Infrastructure Regulations in Title 17C PCC constitutes a Class 1 civil infraction as defined in Chapter 1.16 PCC. It shall be a separate offense for any person not authorized by the Fire Marshal to remove, mutilate, destroy or conceal any notice issued or posted by the Fire Marshal, or his or her representative, pursuant to the provisions of this Code.
- C. The application of the above penalties shall not be held to prevent the enforced removal of prohibited conditions.
- D. **Citation System.** The International Fire Code is amended by the addition of the following Citation System, designed to implement effective enforcement of the International Fire Code:

Fire Prevention Bureau employees, designated in writing by the Fire Marshal, may, whenever the employee has reasonable cause to believe that a person has committed a misdemeanor under this Chapter, issue a notice to appear in Court (citation) for a hearing on the charge. Inspectors shall be instructed to deposit executed citations or notices with the Clerk of the District Court, after review for legal sufficiency. The bail schedule shall be as follows:

I.F.C. Section	Offense	Bail
109.2.2	Noncompliance with Order or Notice	\$1,000.00
109.2.2.1	Unlawful Use with Tag Affixed	1,000.00
109.2.4	Unlawful Removal and Destruction of Signs and Tags	1,000.00
All other violations are:		150.00
Court costs may also be assessed as directed by the Court.		

Section 109.3.1 is retained.  
 (Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

**17C.60.121 Failure to Comply.**

Section 111.4 of the International Fire Code is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties listed in PCC 17C.60.120.

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.130 Biodiesel Production Prohibited in Group R Occupancies.**

The production, processing or manufacturing of Biodiesel fuel is hereby prohibited in all Group R occupancies and their accessory structures. Biodiesel production, processing or manufacturing in any other occupancy class shall require an approved permit or permits. (Ord. 2008-107 § 2 (part), 2008; 2004-30s § 4 (part), 2004)

**17C.60.141 Approval of Fire Safety Plans.**

Section 401.2 of the International Fire Code is deleted. (Ord. 2004-30s § 4 (part), 2004)

**17C.60.142 Fire Safety and Evacuation Plans.**

Section 404.2 of the International Fire Code is amended to read as follows:

404.2 Where required. A fire safety and evacuation plan shall be prepared and maintained for the following occupancies and buildings.

(Balance of the Section to remain unchanged)

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.150 Emergency Vehicle Access.**

Section 503.1 through 503.4 of the International Fire Code are deleted and replaced as follows:

- A. **Introduction.** Emergency vehicle access shall be provided, when required, from a public or private road or shared access facility, for any parcel(s) of land that has a structure(s) or facility on it. This access is exempt from any normal setbacks established for public or private roads or shared access facility. Emergency vehicle access shall be provided and maintained in accordance with the provisions of these Standards.
  1. **Abbreviated Designation.** Emergency vehicle access will be cited routinely in the text as "EV Access."
  2. **Applicability.** EV Access shall be required for every building, portion of a building or facility hereafter constructed or installed when any portion of an exterior wall of the first story is located more than 150 feet from the edge of the driving surface of the private or public road or shared access facility providing access to the parcel(s) of land on which that building is located, as measured in an approved route around the exterior of the building.
  3. **Modifications:**
    - a. When buildings are protected with an approved automatic fire sprinkler system, the provisions of this section may be modified by the Fire Marshal after conferring with the local fire chief.

- b. When an EV Access cannot be installed in conformance with these Standards due to topography, waterways, non-negotiable grades, or other similar conditions, the Fire Marshal, after conferring with the local fire chief, may allow a modification to these Standards by requiring additional fire protection as specified in Section 901.4.3 of the most current edition of the International Fire Code as adopted by the County.
4. Exception:
  - a. Residential accessory buildings similar to Group U occupancies (private garages, carports, sheds, some agricultural buildings, tanks, towers and fences over 6 feet tall) as defined by the most current edition of the International Building Code as adopted by the County.
  - b. One-time expansion, remodel, or alteration of existing uses or structures if the proposed change does not exceed 25 percent of the floor area of the existing use or structure.
5. Environmental Considerations. When an environmental checklist is required pursuant to S.E.P.A. it shall be submitted to the County Environmental Official for the work shown on the EV Access construction plans. Before the project plans are given final approval by the County, a declaration of non-significance or a final environmental impact statement must be issued, and all appeal periods must have expired.

**B. Administration.**

1. Submittal Procedure. A site plan shall be submitted to Pierce County in accordance with the site plan submittal standards for the proposed building permit. Site plan details shall include, but not be limited to, location and size of the EV Access, location of structures, 2 foot elevation contours on the EV Access and parcel or lot configuration.
2. Inspections. The County reserves the right to enter onto the property during construction and after completion of the EV Access to inspect it for compliance with the conditions of the permit.
3. Enforcement. The Applicant must have the EV Access constructed in compliance with the conditions of the permit before the project will receive final inspection approval.

Prior to issuance of the occupancy permit on commercial structures, a letter of compliance shall be submitted to the County verifying that the EV Access has been completed to the standards in this document.

Failure to construct and/or maintain the EV Access as approved shall result in the imposition of penalties under this chapter.

**C. EV Access Requirements.**

1. Length. If an EV Access is required, it shall extend from the public or private road or shared access facility to within 150 feet of all portions of an exterior wall of the first story of any structure requiring said EV Access, as measured in an approved route around the exterior of the building.
2. Width. EV Access serving one dwelling unit shall not be less than 15 feet. EV Access for all other projects shall not be less than 24 feet.

3. Vertical Clearance. EV Access shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The Fire Marshal, after conferring with the local fire chief, may allow a reduction in the vertical clearance, provided such reduction does not impair access by emergency vehicles, and approved signs are installed and maintained indicating the established vertical clearance.
4. Construction Guidelines. EV Access shall be designed and maintained to support he imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Individual single family EV Access surface treatment shall be a minimum of 2" of gravel. Multi-family and higher uses shall be paved.  
Exception:  
When conditions are such that a paved EV Access is impractical or not appropriate, an approved alternative surface may be approved by the Fire Marshal.
5. Turning Radii. A minimum outside turning radius of 45 feet shall be provided for all EV Access.
6. Turnarounds. A dead end EV Access in excess of 150 feet in length shall be provided with a turnaround with geometric capabilities comparable with the cul-de-sac designs contained in the standards adopted in PCC 17B.10.060 A. A turnaround shall be provided within 150 feet of the end of the EV Access.  
Exception: Hammerhead type turnarounds may be provided when serving buildings protected with automatic fire sprinkler systems or one- and two-family dwellings (Group R-3).
7. Bridges and Structures. All bridges and structures, including drainage structures, on an EV Access shall be capable of carrying a minimum design load of HS-20 per AASHTO "Standards Specified for Highway Bridges". The design and as-builts for all bridges shall be certified by a licensed structural engineer.
8. Gates (If Applicable). A building permit issued by the County is required when gates are installed over EV Access. The County shall provide notice to the appropriate Fire District of the existence of the new gate. In order for the County to issue the building permit, the following requirements must be met:
  - a. Locked gates shall have rapid entry capabilities compatible with the local fire district requirements.
  - b. Gates serving ten or more dwelling units shall have an Opticom activation system or an equivalent and compatible system approved by the Fire Marshal.
  - c. All electrically-activated gates shall have default capabilities to the unlocked position.
  - d. The minimum clear width of a gate shall be compatible with the required width of the EV Access. Gate posts, keypads and other gate appurtenances shall be located in such a manner that they will not obstruct or restrict ingress and egress of emergency vehicles.
  - e. Gates that might be obstructed by the accumulation of snow shall not be installed.
  - f. A vehicular turn-around sufficient to allow a car to maneuver must be provided in front of the gate.  
Exception: Residential Driveway Approaches.

9. Number of Accesses. More than one EV Access may be required for commercial developments when it is determined by the County that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access, unless mitigation acceptable to the County is provided.
  10. Grade. The maximum road grade (vertical profile grade) of an EV Access shall be 15 percent. All sections of EV Access with grades of over 12 percent shall be paved with 0.17 feet, compacted depth, of asphalt concrete.
  11. Obstruction. The required width of an EV Access shall not be obstructed in any manner, including parked vehicles. Minimum required widths and clearances established under these standards shall be maintained at all times.
- D. **Signs.** When required by the County, approved signs or other approved notices shall be provided and maintained for EV Access to identify such roads and prohibit the obstruction thereof, or both.
- E. **Approval of EV Access Location.** Plans for all EV Access shall be approved by the County before a building permit is issued. All construction for the EV Access must be completed prior to County approval of the final building inspection.
- (Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

**17C.60.160 Fire Flow Requirements for Buildings.**

Section 508.3 and 508.5.1 of the International Fire Code are deleted in their entirety and replaced with the following:

- A. **Scope.** This Section is the procedure for determining fire flow requirements for all buildings or portions of buildings or alterations to buildings, and substantial alterations to all buildings, hereafter constructed. Fire flow requirements are site and building specific. The requirements of this Section shall supersede any conditions, notes, or requirements on any plat which do not meet the requirements of this Section.

Nothing in this Section shall be deemed to reduce, replace or waive any water system requirements in Chapters 17C.60.165, 19D.120, 19D.130.70 and 19D.140 PCC, including, but not limited to, minimum fire flow and hydrant spacing, nor shall a reduction or exception to fire flow and hydrant spacing requirements in Chapter 17C.60.165, 19D.120, 19D.130, and 19D.140 reduce or exempt fire flow requirements of this Section.

- B. **Fire Flow Requirements for Buildings.** Prior to the issuance of a building permit for any building, portion of a building, alteration to a building, or substantial alteration thereto, fire flow shall be provided in the amount required by this Section. Fire flow shall be automatically available and supplied at a residual pressure of not less than 20 psi.
1. The fire flow requirements for one- and two-family dwellings (Group R-3) shall be 750 GPM for 45 minutes; except that fire flow for buildings of 3,600 square feet or more in floor area including attached garages, covered porches and under upper story decks shall be 1,000 GPM for 1 hour. For buildings of 3,600 square feet or more, the duration of fire flow may be reduced to not less than 30 minutes when using fire-protection credits as described in Table 17C.60-5.

2. The fire flow requirements for private garages (Group U) shall be 750 GPM for 45 minutes; however, fire flow is not required for a private garage meeting all of the following criteria:
    - a. It does not exceed 2,500 square feet;
    - b. It is accessory to a one- or two-family dwelling (Group R-3) that has fire flow or 100 percent of fire-protection credits as described in Table 17C.60-5; and
    - c. It has setbacks from side and rear lot lines of at least 20 feet, and at least 10 feet from other buildings on the same lot.
  3. The fire flow requirements for agricultural buildings (Group U) shall be 750 GPM for 45 minutes; except that, fire flow is not required for an agricultural building meeting all of the following criteria:
    - a. It has setbacks from the side and rear lot lines of at least 30 feet and is at least 30 feet from other buildings on the same lot,
    - b. It is provided with a 20 foot wide access lane to within 50 feet of the building with open yards on two adjoining sides, and
    - c. Not more than four employees are working in the building.
  4. The fire flow and duration requirements for buildings other than one- and two-family dwellings (Group R-3) and private garages or agricultural buildings (Group U) shall be not less than that specified in Table 17C.60-3. In rural areas, water systems designed to provide 500 GPM shall serve one single property only. Water systems serving multiple properties shall provide a minimum of 750 GPM. The fire flow requirement shall be rounded to the nearest 250 GPM increment.
- C. **Exceptions to Fire Flow.** The following exceptions apply to fire flow requirements for specific buildings, portions of buildings, alterations to buildings, or substantial alterations thereto:
1. Fire protection credits as described in Table 17C.60-5 may be used in lieu of providing fire flow for one- and two-family dwellings (Group R-3) or private garages and agricultural buildings (Group U) on lots which are one gross acre or more in area.
  2. Fire protection credits as described in Table 17C.60-5 may be used in lieu of providing fire flow for one- and two-family dwellings (Group R-3) or private garages and agricultural buildings (Group U) if a water main capable of providing at least 500 GPM of fire flow is not available to the building, portion of a building, alteration of a building, or substantial alteration thereto. If the above fire flow can be provided by the addition of a hydrant and a 6" or larger water main is available, the hydrant shall be installed.
  3. When at least 500 GPM is available from an approved fire hydrant, it shall be credited toward the required fire flow for one- and two-family dwellings (Group R-3) or private garages and agricultural buildings (Group U). The additional fire flow requirement may be provided by using fire-protection credits as described in Table 17C.60-5 in lieu of providing additional fire flow.
  4. Urban and Rural Area Fire Protection Features:
    - a. Urban Area. Fire protection features consisting of approved monitored automatic sprinkler systems, or fire resistive building construction as specified in Table 17C.60-3, may be used to reduce the fire flow required by Table 17C.60-3 for all buildings other than one- and two-family dwellings (Group R-3) or private

garages and agricultural buildings (Group U). The reduction of required fire flow for approved monitored sprinkler systems may be up to 75 percent, as approved by the Fire Marshal. However, the minimum amount of fire flow required shall at no time be less than 1500 GPM except as noted in number 5 below. Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above.

- b. Rural Area. Fire protection features consisting of approved monitored automatic sprinkler systems, or fire resistive building construction as specified in Table 17C.60-3, may be used to reduce the fire flow required by Table 17C.60-3 for all buildings other than one- and two-family dwellings (Group R-3) or private garages and agricultural buildings (Group U). The reduction of required fire flow for approved monitored sprinkler systems may be up to 75 percent, as approved by the Fire Marshal, provided that the minimum amount of fire flow required shall at no time be less than 500 GPM.

Further, fire protection credits as described in Table 17C.60-6 may be used to reduce the required fire flow for all buildings other than one- and two-family dwellings (Group R-3) or private garages and agricultural buildings (Group U) when the required fire flow from Table 17C.60-3 is 1250 GPM or less and provided further that the approved NFPA monitored fire alarm credit shall be a mandatory element for all fire flow reductions using Table 17C.60-6.

Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above. Non-combustible fueling station canopies shall be exempt from all fire flow provisions.

5. Urban and Rural Area Credits:

- a. Urban Area. When at least 750 GPM is available from an existing approved water main, it shall be credited toward the required fire flow for all buildings other than one- and two-family dwellings (Group R-3) or private garages and agricultural buildings (Group U). The fire flow requirement may be reduced to that available by using fire-protection features such as approved monitored automatic sprinkler systems or fire resistive building construction as specified in Table 17C.60-3 in lieu of additional fire flow. Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above.
- b. Rural Area. When at least 750 GPM is available from an existing approved water main, it shall be credited toward the required fire flow for all buildings other than one- and two-family dwellings (Group R-3) or private garages and agricultural buildings (Group U). The fire flow requirement may be reduced to that available by using fire-protection features such as approved monitored automatic sprinkler systems or fire resistive building construction as specified in Table 17C.60-3 or fire protection credits as described in Table 17C.60-6 [and applied as prescribed in 4(B) above] in lieu of additional fire flow. Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above.

- D. **Hydrants.** This standard shall apply to all new hydrant installations and when existing hydrants are replaced. When fire flow is required, hydrants shall be provided for the protection of all buildings or portions of buildings hereafter constructed. The location of hydrants shall be determined by the Fire Marshal, guided by the following:
1. The average spacing between fire hydrants for other than one- or two-family dwellings (Group R Division 3) or private garages and agricultural buildings (Group U) shall not exceed that listed on Table 17C.60-4. Regardless of the average hydrant spacing, no portion of a building shall be farther from a hydrant than that distance listed in the last (far right) column of Table 17C.60-4. Distances shall be measured along approved EV Accesses and adjacent public and private roads and shared access facilities.
  2. For one- or two-family dwellings (Group R Division 3) or private garages and agricultural buildings (Group U), the distance from the center point of lot frontage to a hydrant shall not exceed 350 feet, except as provided for in item 3 below.
  3. Hydrants are not required on dead-end streets or shared access facilities not exceeding 600 feet in length and serving only one-or two -family dwellings (Group R Division 3) or private garages and agricultural buildings (Group U) if there is an approved hydrant at the intersection.
  4. Hydrants shall be provided along approved EV Accesses and adjacent public and private roads and shared access facilities. When practical, hydrants shall be located at street intersections. The minimum number of hydrants available to a building shall be not less than that listed in Table 17C.60-4.
  5. All new and existing approved public hydrants shall be considered available if accessible to the fire department by public or private roads, or shared access facilities, or approved EV Accesses.
- E. **Exceptions to Hydrant Requirements.** When hydrants cannot be installed in conformance with these standards due to topography, non-negotiable grades, or other similar conditions, the Fire Marshal may confer with the local Fire Chief, and may allow exceptions to these standards by requiring additional fire protection as specified in the most current edition of the International Fire Code adopted by the County.
- F. **Hydrant Valve Openings.** Standard hydrants shall have not less than 5 inch main valve openings (MVO) with two 2½ inch National Hose (N.H.) outlet ports and one 4½ inch N.H. outlet port. All 4½ inch outlet ports shall have 5 inch storz fittings. Hydrants shall meet current A.W.W.A. Standards.
- G. **System Design for Automatic Operation.** Water distribution systems supplying water for fire flow to fire hydrants shall be designed to maintain the designed and/or required water volume automatically.
- H. **Certification of Fire Flow.** Prior to the issuance of a building permit for any building requiring fire flow, the water purveyor shall certify that fire flow and hydrants, as required by this Section, are provided at that location.

<b>TABLE 17C.60-3</b>								
<b>Required Fire Flow for Buildings Other than</b>								
<b>One- and Two-Family Dwellings (Group R Division 3) and</b>								
<b>Private Garages and Agricultural Buildings (Group U)</b>								
<b>Urban Area Only</b>		<b>Construction Type (1)</b>					<b>Rural Area Only</b>	
<b>DURATION (HOURS)</b>	<b>REQUIRED FIRE FLOW (GPM)</b>	<b>IA and IB</b>	<b>IIA and IIIA</b>	<b>IV-H.T. VA</b>	<b>IIB IIIB</b>	<b>VB</b>	<b>REQUIRED FIRE FLOW (GPM)</b>	<b>DURATION (HOURS)</b>
		<b>WHEN TOTAL FIRE AREA IN SQUARE FEET (3) IS EQUAL TO OR LESS THAN THESE VALUES</b>						
1	1,500	500	500	500	500	500	0 (4)	
1	1,500	5,500	3,700	2,600	2,100	1,600	500	¾
1	1,500	11,100	6,800	4,700	3,500	2,400	750	¾
1	1,500	15,900	9,300	6,200	4,500	2,900	1,000	1
1	1,500	22,700	12,700	8,200	5,900	3,600	1,250	1
1½	1,750	30,200	17,000	10,900	7,900	4,800	1,500	1
1½	2,000	38,700	21,800	12,900	9,800	6,200	1,750	1½
2	2,250	48,300	24,200	17,400	12,600	7,700	2,000	1½
2	2,500	59,000	33,200	21,300	15,400	9,400	2,250	2
2	2,750	70,900	39,700	25,500	18,400	11,300	2,500	2
2	3,000	83,700	47,100	30,100	21,800	13,400	2,750	2
3	3,250	97,700	54,900	35,200	25,900	15,600	3,000	2
3	3,500	112,700	63,400	40,600	29,300	18,000	3,250	3
3	3,750	128,700	72,400	46,400	33,500	20,600	3,500	3
4	4,000	145,900	82,100	52,500	37,900	23,300	3,750	3
4	4,250	164,200	92,400	59,100	42,700	26,300	4,000	4
4	4,500	184,400	103,100	66,000	47,700	29,300	4,250	4
4	4,750	203,700	114,600	73,300	53,000	32,600	4,500	4
4	5,000	225,200	126,700	81,100	58,600	36,000	4,750	4
4	5,250	247,700	139,400	89,200	65,400	39,600	5,000	4
4	5,500	271,200	152,600	97,700	70,600	43,400	5,250	4
4	5,750	295,900	166,500	106,500	77,000	47,400	5,500	4
4	6,000	<b>GREATER</b>	<b>GREATER</b>	115,800	83,700	51,500	5,750	4
4	6,250			125,500	90,600	55,700	6,000	4
4	6,500			135,500	97,900	60,200	6,250	4
4	6,750			145,800	106,800	64,800	6,500	4
4	7,000			156,700	113,200	69,600	6,750	4
4	7,250			167,900	121,300	74,600	7,000	4
4	7,500			179,400	129,600	79,800	7,250	4
4	7,750			191,400	138,300	85,100	7,500	4
4	8,000			<b>GREATER</b>	<b>GREATER</b>	<b>GREATER</b>	7,750	4

- (1) Types of construction are based upon IBC.
- (2) In Types IA and IB construction, only the three largest successive floor areas shall be used.
- (3) Each portion of a building shall be considered as a separate fire area when separated by one or more four-hour fire walls with no openings and a 30-inch parapet, constructed in accordance with the Building Code.
- (4) Shall not apply to IBC "H" occupancy classifications.

<b>TABLE 17C.60-4 Number and Distribution of Hydrants</b>			
<b>Minimum Fire Flow Requirement (GPM)</b>	<b>Minimum # Of Hydrants</b>	<b>Average Spacing Between Hydrants (in ft (1)(2))</b>	<b>Maximum Distance From Hydrant to Any Portion of Building (FT (3))</b>
500 - 1250	1	700	350
1500 - 1750	2	500	250
2000 - 2250	2	450	225
2500 - 2750	3	450	225
3000 - 3250	3	400	225
3500 - 4250	4	350	210
4500 - 5250	5	300	180
5500 - 5750	6	300	180
6000 - 6250	6	250	150
6500 - 7250	7	250	150
7500 or more	8 or more (4)	200	120

- (1) Reduce by 100 feet for dead-end streets or roadways.
- (2) Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire flow requirement of 7000 GPM and 400 feet for higher fire flow requirements. Where streets are provided with median dividers which cannot be crossed, hydrant spacing shall comply with Table 17C.60-4 on both sides of the street.
- (3) Reduce by 50 feet for dead-end streets or roadways.
- (4) One hydrant for each 1000 GPM or fraction thereof.

<b>TABLE 17C.60-5 Fire Protection Credits</b>	
<b>Options to Reduce Fire Flow (1)</b>	<b>% of Reduction Group R-3/U</b>
OFF SITE WATER (2)	
Building less than 3,600 sq. ft.	-35%
Building 3,600 sq. ft. to 4,800 sq. ft.	-25%
Building over 4,800 sq. ft.	0%
NFPA* 13 D extended coverage sprinkler system (4)	-80%
NFPA* 13 D sprinkler system	-70%
Building less than 2,000 sq. ft.	-35%
30' Min setback all P.L.**	-25%
Monitored fire alarm (New construction)	-25%
Monitored fire alarm (Substantial Alterations only)	-35%
1-Hr Construction (3)	-15%
Class A or B roof	-15%
60 percent brick/stone exterior	-15%

- (1) Credits used for or with substantial alterations shall be applied to the entire structure.
  - (2) May be taken if the responding Fire Department has the capability to provide area-wide (not site-specific) off site water.
  - (3) Consists of a minimum of 1/2" type X drywall throughout interior for Group R-3 and U occupancies. Other occupancy groups shall meet the requirements for one-hour construction in the building code.
  - (4) Consists of a 13D sprinkler system with sprinkler coverage extended into the garage, attic, small bathrooms and closets, and covered porch overhangs.
- \* National Fire Protection Association  
 \*\* Property lines

<b>TABLE 17C.60-6 Fire Protection Credit for Rural Fire Flow – Commercial</b>	
<b>Options to Reduce Fire Flow (1)</b>	<b>Reduction</b>
NFPA* Monitored Fire Alarm	250 GPM (Mandatory) (2)
Off Site Water	250 GPM
30' Minimum Setbacks (3)	250 GPM
Limited Supply A.S.S. (4)	750 GPM

- (1) Credit used for or with substantial alterations shall be applied to the entire structure.
  - (2) Mandatory – Must be used in **all** fire flow reduction calculations between 500 GPM and 1250 GPM.
  - (3) Setbacks apply to all property lines and buildings on same property.
  - (4) Limited supply automatic sprinkler system. Not allowed where sprinkler system is required by IFC or IBC. System shall be wet pipe with quick response heads.
- \* National Fire Protection Association

(Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

**17C.60.165 Minimum Standards for Fire Flows, Water Mains and Fire Hydrants.**

A. The purpose of this Section is to establish minimum fire flow requirements for land development and for all new and expanding public water systems in Pierce County. These fire flow requirements shall better protect the residents, inhabitants, commercial developments, and industrial developments in Pierce County against the dangers of fire due to the inadequacy of water and the inadequacy of water pressure.

Nothing in this Chapter shall be deemed to reduce, replace, or waive any requirement set forth in Section 17C.60.160 PCC.

B. **General Applicability.** The following shall be subject to the requirements of this Chapter:

1. Proposed subdivisions;
2. Proposed mobile home parks;
3. New water systems or new additions to existing systems;
4. Planned development districts;
5. Binding site plans;
6. Short subdivisions;
7. Large lot divisions.

C. **Fire Flow and Water System Requirements.**

1. The following activities and systems are exempt from the fire flow and water system requirements set forth in subsection 2. below.
  - a. Activities identified in Section D. shall be subject to the requirements of D. only.
  - b. New water systems or new additions to existing systems when all lots to be served by such new system or new addition are one gross acre or more in size and uses are limited to single family residential.
2. Except as provided in subsection 1. above, the following fire flow and water system requirements apply to those activities identified in Section B.1.-6.
  - a. Minimum fire flow and hydrant spacing requirements. Tables 17C.60-7 and 17C.60-8 set forth minimum fire flow and hydrant spacing requirements. Actual fire flow and hydrant spacing requirements shall be determined in accordance with Section 17C.60.160 when application is made for a building permit.

<b>TABLE 17C.60-7 Minimum Fire Flow Requirements</b>			
<b>Type of Development</b>	<b>Location/Area</b>	<b>Fire Flow Required (G.P.M.)</b>	<b>Minimum Duration (minutes)</b>
One- and Two- Family	Urban and Rural	750	45
Multi-family	Urban	1,500	60
Multi-family	Rural	750	45
Commercial	Urban	1,500	60
Commercial	Rural	750	45
Industrial	Urban and Rural	2,000	120

<b>TABLE 17C.60-8</b>	
<b>Maximum Hydrant Spacing Based on Minimum Fire Flow Requirements</b>	
<b>Minimum Fire Flow Requirement (G.P.M.)</b>	<b>Average Spacing Between Hydrants (1, 2, 3, 4) (FT.)</b>
750	700
1,500	500
2,000	450

- (1) Hydrants shall be provided along adjacent public and private roads. When practical, hydrants shall be located at street intersections.
- (2) On dead-end streets and roadways not exceeding 600 feet in length and serving property designated to be used for one- or two-family dwellings (Group R-3), there need not be hydrants located on said dead-end street or roadway if there is an approved hydrant at the intersection.
- (3) Reduce by 100 feet for dead-end streets or roadways except for property designated to be used for one- or two-family dwellings (Group R-3).
- (4) Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis. Where streets are provided with median dividers which cannot be crossed, hydrant spacing shall comply with Table 17C.60-8 on both sides of the street.

b. **Mains.** New or replaced water mains shall be a minimum of 8 inches in diameter for deadends, and 6 inches for circulating mains, provided that for deadend cul-de-sacs, an 8-inch main need only extend to the last required fire hydrant and domestic mains may be installed thereafter to the remaining residences. Hydrant leads less than 50 feet may be 6 inches in diameter. A deadend main which extends across a street only for the purpose of serving a hydrant shall be of a size capable of providing the required fire flow, but it shall not be less than 6 inches in diameter. All mains shall have hydrants and/or tees and valves installed to conform with this regulation, except that no hydrants, tees or valves shall be required along transmission mains. Any service connection made to a transmission main shall require that a hydrant be installed. Any extension that is more than 350 feet shall require an 8-inch main or a 6-inch loop.

When existing water mains are replaced, new water mains shall be sized in compliance with this regulation, but there shall be no requirement to replace the entire system to meet minimum fire flow requirements.

c. **Hydrants.** This standard shall apply to all new hydrant installations and when existing hydrants are replaced on public water systems required to provide fire flow. Standard hydrants shall have not less than 5-inch main valve openings (MVO) with two 2½ inch National Hose (N.H.) outlet ports and one 4½ inch N.H. outlet port. All 2½ inch ports and the 4½ inch outlet ports shall have threads that correspond with and meet the approval of the affected fire department.

All new hydrants and replaced hydrants shall be provided with 5-inch storz fittings. Hydrants shall meet the current A.W.W.A. standards.

- (1) Hydrant Locations. Hydrant locations shall be determined by the Fire Marshal, guided by the maximum spacings indicated by Table 17C.60-8.
- (2) Auxiliary gate valve. There shall be an auxiliary gate valve installed to permit the repair and replacement of the hydrants without disruption of water service.
- (3) Setup. Hydrants shall stand plumb and be set to the finished grade. The bottom of the lowest outlet of the hydrant shall be no less than 18 inches above the grade. There shall be 36 inches of clear area about the hydrant for operation of a hydrant wrench on the outlets and on the control valve. The pumper port shall face the street. Where the street cannot be clearly defined or recognized, the port shall face the most likely route of approach and the location of the fire truck while pumping, as determined by the Fire Marshal.
- (4) Obstructions. Hydrants shall not be obstructed by any structure or vegetation, or have the visibility impaired for a distance of 50 feet in the direction of vehicular approach to the hydrant.
- (5) Accessibility. Hydrants shall be accessible for fire department pumpers.
- (6) Protection. Fire hydrants subject to vehicle damage (e.g., those located in parking lots) shall be adequately protected.
- (7) Testing. All hydrants shall be subject to testing and inspection by the fire department, subject to reasonable notice and scheduling with the purveyor.
- (8) Plans. The location of all water mains, fire hydrants, and valves to be installed shall be properly and accurately marked on identifiable plans or drawings. Three copies of all plans or drawings shall be furnished to the Fire Marshal for review and approval.
- (9) Color Coding. If fire hydrants are to be color coded, the following colors shall be used to designate the level of service being provided by that hydrant:
  - (a) Green: over 1,000 G.P.M.
  - (b) Orange: 500 to 1,000 G.P.M.
  - (c) Red: less than 500 G.P.M.
  - (d) Black: for drafting use only (hard suction/steamer port)
  - (e) White Cross on top of hydrant-for filling tankers only.
- (10) Maintenance of Hydrants.
  - (a) Fire department may, in accordance with their agreement with the water purveyor as required in Section F., test hydrants for flow capability and may color code tops of hydrants with proper notification to purveyor.
  - (b) Fire department may, in accordance with their agreement with the water purveyor as required in Section F., maintain exterior working parts of hydrants above ground, including keeping brush and other physical obstructions from blocking access to, or operation of, hydrants.
  - (c) Fire department may, in accordance with their agreement with the water purveyor as required in Section F., check operation of hydrants and notify purveyor of any malfunction or leaking which will require correction.
  - (d) Purveyor will notify fire department of any hydrant installation. Said notification will state whether or not they have minimum fire flow.

- (e) Purveyor will respond as expeditiously as possible when notified of a malfunction of a hydrant and will affect repair in a workmanlike manner. In the event that repairs require reduction of water flow or shutdown of a system, the purveyor shall notify the local fire district immediately.

**D. Requirements for Large Lot Divisions, One Acre Short Subdivisions and One Acre Formal Subdivisions (Residential).** Prior to the approval of any large lot division, short subdivision where each lot is one gross acre or more, or formal subdivision where each lot is one gross acre or more and limited to single family residential use, the following statement shall be affixed on the face of the plat:

Fire flow and/or fire protection requirements shall be determined at the time of application for building permit.

**E. Procedures for Compliance.**

The following shall be required for those activities identified in Section B.1.-6.:

1. Prior to preliminary plat or preliminary plan approval, the applicant shall submit to the Fire Marshal a letter from the water purveyor addressing its willingness and ability to satisfy the requirements of this Regulation.
2. Prior to final plat, final short plat or final plan approval, the following shall be required:
  - a. Water system plans and specifications which comply with these Regulations shall be designed and stamped by a registered, professional engineer. Said plans shall be signed by the purveyor and shall be filed with the Fire Marshal and the Washington State Department of Health.
  - b. Water system plans shall be approved in writing by the Fire Marshal.
  - c. The approved water system shall be installed prior to final plat, final short plat or final plan approval provided that this requirement can be waived if a bond or other security is posted and approved prior to said approval. Bonded improvements shall be constructed within two (2) years of final plat or final plan approval. The form of security, if other than a bond, shall be approved by the Prosecuting Attorney's Office. The amount of the bond or security shall be determined by the contractor who shall install the system. The bond or other security shall be issued to Pierce County and shall be approved by the Fire Marshal.
  - d. Three copies of the "as built" drawings and test results showing the amount of fire flow at each hydrant at 20 P.S.I., at those hydrant(s) required by the Fire Marshal, shall be filed with the Fire Marshal.
3. When the distribution system is installed, said installation shall be under the direction of a registered, professional engineer who shall certify the construction of the system is in accordance with the approved design. In the event a bond is posted, installation of the system shall be completed and operable, in accordance with this Regulation, prior to occupancy or any other use of any structure.

**F. Purveyor Requirements.**

1. All purveyors shall continuously supply water at or above the minimum fire flow requirements; provided that the purveyor need not comply with these requirements in the event of vandalism, acts of God, loss of power, or temporary shut down for repairs and/or replacement.

2. Water distribution systems supplying water for fire flow to fire hydrants shall be designed and maintained to provide the designed and/or required water volume automatically.
3. Written operational agreements which identify responsibilities for maintenance and testing of water distribution systems supplying water for fire flow shall be negotiated between the fire district and the water purveyor. The Fire Marshal shall not approve any water systems, extensions of water systems, or replacements of water systems or mains, until such time as said agreement has been executed by both parties and filed with the Fire Marshal.

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.170 Records.**

Section 901.6.2 of the International Fire Code is deleted in its entirety and replaces as follows:

901.6.2 Records. Records of semi-annual, annual and five year inspections shall be submitted to the Fire Prevention Bureau in accordance with Table 17C.60-9. Records of daily, weekly and monthly inspections shall be retained on the premises for a minimum of 3 years and be made available to the Fire Marshal upon request.

<b>Table 17C.60-9 Records of Fire Protection System Inspections</b>	
Fire Sprinkler Systems	Annual
Fire Alarm Systems	Annual
Commercial Hood Suppression Systems	Semi-annual
Standpipe Systems	Annual
Hydrostatic Test	5 year
Private Fire Hydrant Systems	Annual
Fire Pumps	Annual
Other Fire Suppression Systems	Annual

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.180 Automatic Sprinkler Systems for Group R Occupancies.**

Section 903.2.7 of the International Fire Code is deleted in its entirety and replaced as follows:

903.2.7 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Approved automatic sprinkler systems shall be installed in any structure containing five or more townhouse units.  
(Ord. 2004-30s § 4 (part), 2004)

**17C.60.200 Portable Fire Extinguishers.**

Section 906.1 of the International Fire Code is amended as follows:

906.1 Where required. Portable fire extinguishers shall be installed in the following locations:

1. In all new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

(The Exception to this subsection is deleted in its entirety.)

(Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

**17C.60.210 Fire Alarm Systems – Group R-2 Occupancies.**

Section 907.2.9 of the International Fire Code is deleted in its entirety and replaced as follows:

907.2.9 Group R-2. A manual fire alarm system shall be installed in Group R-2 occupancies where:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge;
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge; or
3. The building contains more than 4 dwelling units.

Exceptions:

1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least 1 hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, exit court or yard.
2. Manual fire alarm boxes are not required throughout the building when the following conditions are met:
  - 2.1 The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2;
  - 2.2 The notification appliances will activate upon sprinkler flow; and
  - 2.3 At least one manual fire alarm box is installed at an approved location.

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.215 Smoke Alarms in Existing Buildings.**

Section 907.3.2 of the International Fire Code is deleted in its entirety and replaced as follows:

A. Smoke alarms in dwelling units.

1. Smoke detection devices shall be installed inside all dwelling units:
  - a. In all owner occupied buildings for which a building permit was applied on or after February 11, 1975, and
  - b. In all buildings that are occupied by persons other than the owner.
2. Smoke detection devices shall have a power supply and be installed in conformance with the building code in effect at the time of building permit application. Buildings for which permits were applied prior to February 11, 1975, may have battery smoke detectors located in accordance with the 1973 edition of the Uniform Building Code.
3. Installation of smoke detection devices shall be the responsibility of the owner. Maintenance of smoke detection devices shall be the responsibility of the tenant, who shall maintain the device as specified by the manufacturer. At the time of a vacancy, the owner shall ensure that the smoke detection device is operational prior to the re-occupancy of the dwelling unit.

B. Smoke alarms in transient accommodations.

1. Smoke detection devices shall be installed inside all guest rooms and hallways of transient accommodations.
2. The smoke detection devices shall have a power supply and be installed in conformance with the building code in effect at the time of building permit application. Buildings for which permits were applied prior to April 8, 1980, may have battery powered smoke detectors located in accordance with the 1979 edition of the Uniform Building Code.
3. Installation and maintenance of smoke detection devices shall be the responsibility of the owner, who shall maintain the device as specified by the manufacturer.

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.220 Outside Storage of Tires.**

Sections 2505, 2506, 2507 and 2508.1 of the International Fire Code are deleted in their entirety and replaced as follows:

- A. Whenever outside storage of more than 300 tires exists on a property, the following requirements shall apply:
  1. Each pile of tires shall not be greater than 10 feet in height.
  2. Piles of tires shall not be within 20 feet of a property line or right-of-way, or within 60 feet of a building or structure.
  3. Piles of tires shall not be in excess of 40 feet in any horizontal dimension.
  4. There shall be a minimum separation of 20 feet between piles of tires and such separation shall be free of rubbish, equipment, weeds or other vegetation, and other materials at all times.
  5. There shall be a fence at least 6 feet in height surrounding the tire storage yard. The fence shall be constructed of wood or other materials in such a way as to obstruct the view of the tire storage yard.
- B. Whenever there are more than 2,500 tires the following requirements shall be met in addition to the requirements set forth in subsection A., above.
  1. A dirt berm or barrier not less than 5 feet in height shall be erected around each pile of tires;
  2. The separation between piles of tires shall be a minimum of 40 feet to include 10 feet at the base of each dirt berm or barrier plus 20 between dirt berms or barriers;
  3. Tire storage shall in no event exceed 30,000 tires per acre;
  4. EV Access shall be provided to within 150 feet of all portions of the tire storage yard;
  5. Fire flow shall be provided. In urban areas the fire flow requirement shall not be less than 1,500 gpm for a duration of 2 hours; in rural areas the fire flow requirement shall not be less than 750 gpm for a duration of 90 minutes. Number of fire hydrants and their location shall be determined by the Fire Marshal.
  6. Any person, firm, or corporation granted a permit under this Chapter shall at all times maintain in full force and effect a policy of general business liability insurance covering the premises and his or her employees or agents in the conduct of his or her business in the amount of at least \$100,000.00 per person, not to exceed \$1,000,000.00 per incident. Such policy also shall be submitted to the Risk Management Department, whose written approval of the policy is required before a

permit may be issued. A copy of such policy, and of the approval of the Risk Management Department, shall be filed with the Fire Marshal with written endorsement thereon showing that the Fire Marshal must be given written notice in the event of cancellation of the policy either by the company or the insured.

- C. **Cleanup Following a Fire.** If any dangerous, hazardous, or extremely hazardous wastes occur, or are stored, on the site of a tire storage yard, due to the results of a fire in such yard, or due to any other occurrence, such wastes shall be disposed of and cleaned up in accordance with all applicable Federal, State, and local waste disposal regulations. No further tire storage may occur until the appropriate agency has certified that proper disposal has taken place.

(Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

### **17C.60.230 Fireworks.**

Section 3301.1.3 of the International Fire Code is deleted in its entirety and replaced as follows:

The sale, storage, possession, transportation, and discharge of fireworks shall be in accordance with RCW 70.77, WAC 212-17 and the following:

- A. **Definitions.** Definitions for fireworks are listed in RCW 70.77 and WAC 212-17.
- B. **Permit to Sell Required.** It is unlawful for any person, firm, or corporation to engage in the retail sale of, or to sell any fireworks within the unincorporated area of Pierce County without first having obtained a permit pursuant to the provisions of this Chapter. Applications for permits will be accepted by the County only during the period between March 15 and May 10 of the year for which the permit is sought. May 10 shall be the official date of receipt for such applications. Applications shall be accompanied with a permit fee in the amount specified in International Fire Code Section 105.8 as amended herein. Permits shall be approved by the Pierce County Executive or designee. Sales shall not commence until an on-site inspection of the sales site has been conducted and approved by the Fire Marshal.
- C. **Dangerous Fireworks Prohibited.** It is unlawful for any person to sell, possess, transport, use, or explode any fireworks classified as dangerous within the unincorporated area of the County except as permitted by RCW Chapter 70.77. Any person found in violation of this Section shall be subject to the penalties prescribed in RCW 70.77.
- D. **Dates When Sales and Purchases Permitted.** No permit holder shall sell at retail or offer for sale nor shall any person purchase any fireworks authorized to be sold in this Chapter within the unincorporated area of the County, except from 12:00 noon to 11:00 p.m. on June 28, from 9:00 a.m. to 11:00 p.m. from June 29 through July 4, and from 9:00 a.m. to 9:00 p.m. on July 5 of any year. Sale and purchase of fireworks on December 27 through December 31 authorized by RCW Chapter 70.77 is specifically prohibited in unincorporated Pierce County.
- E. **Dates When Discharge Permitted.** No person shall use or explode any fireworks within the unincorporated area of the County except from between 12:00 noon and 11:00 p.m. on June 28 and between 9:00 a.m. and 11:00 p.m. on June 29 through July 3, between 9:00 a.m. and 12:00 midnight on July 4, and between 9:00 a.m. and 11:00 p.m. on July 5 of any year; provided, that this prohibition shall not apply to duly authorized

public displays where the same are authorized pursuant to the laws of the State; and provided further, that this prohibition shall not apply to persons or organizations specified in Item G., below. Discharge of fireworks on December 31 and January 1 authorized by RCW 70.77 is specifically prohibited in unincorporated Pierce County.

- F. **Hours of Discharge.** No person shall use or explode any fireworks within the unincorporated area of the County between the hours of 11:00 p.m. and 9:00 a.m., except that the period of discharge on July 4 is extended to 12:00 midnight. Any person found in violation of this Section shall be subject to the penalties prescribed in RCW 70.77; provided, however, this Section shall not apply to authorized public displays as are specified in Item G., below.
- G. **Exemptions from Discharge Time Regulations.** The discharge of fireworks by religious organizations for ceremonial use and/or by private organizations or persons for specific uses, when approved by the Fire Marshal, shall be permitted at any time or date so approved.
- H. **Number of Permits Limited.** No person, firm, or corporation shall receive more than one permit for the sale of fireworks during any one calendar year. The maximum number of permits issued by the County in any year shall not exceed one for every 7,000 or fraction thereof, in excess of 3,500 in population, residing in the unincorporated limits of the County.
- I. **Issuance of New Permits.** In the event there are more applications for permits than there are permits available, permits shall be granted in the following manner:
1. Any person, firm or corporation having been issued a permit and exercised its rights under that permit for the year prior to the making of the application shall be entitled to renew the permit except upon a determination by the Fire Marshal that fewer permits are available due to reduction in population, a drawing will be conducted to determine which of the applicants will be granted permits.
  2. Upon a determination by the County Fire Marshal that additional permits are available due to growth in population or cancellation or termination of any existing permits, the County shall notify all prospective applicants for permits to sell fireworks of whom it has notice, of the time, date and place at which a drawing for the permits shall be conducted.
- J. **Number of Retail Outlets Limited.** A permit granted pursuant to this Chapter shall entitle the permit holder to maintain only one retail outlet. All permits issued pursuant to this Chapter shall be used only by the designated permit holder and shall be nontransferable. Any transfer or purported transfer of such a permit shall be a violation of this Chapter.
- K. **Submittal Standards.** An application for the sale of fireworks shall include the following:
1. The permit applicant shall have a valid and subsisting license issued by the State authorizing the holder thereof to engage in the sale of fireworks.
  2. The permit applicant shall own or have the right to possess a temporary fireworks stand complying with the standards set forth in this Chapter for temporary fireworks stands.
  3. The permit applicant shall procure and maintain a policy or policies of public liability and property damage insurance with a company or companies licensed to do business in the State, with liability limits of not less than \$100,000.00 for bodily injuries to any one person in one accident or occurrence; \$500,000.00 for bodily

injuries to two or more persons in any one accident or occurrence; and \$100,000.00 property damage; or, at the option of the applicant, a combined single limit of \$500,000.00 per occurrence.

4. The permit holder's location or place of business shall be only in those areas or zones within the County wherein commercial activities are authorized under the applicable zoning laws of the County; provided, that the sale of approved fireworks shall not be deemed an enlargement of an existing nonconforming use; and provided further, that no fireworks shall be sold in any residential area where a commercial enterprise does not exist.
  5. A site plan showing the location of the stand and separations required by WAC 212-17-21509 shall be submitted with the permit application. Except for minor adjustments on the site to comply with the separation requirements, a stand shall not be moved from the location on the plan unless a revised site plan has been submitted prior to June 18.
  6. An Ortho Photo of the stand location area shall be provided. The location of the stand shall be noted on the photo.
  7. A current letter of authorization from the property owner, stating the stand location is approved, shall be provided.
  8. Identification of the temporary storage area for the fireworks (when not in the fireworks stand) shall be provided.
  9. The permit applicant shall post with the County a performance bond or cash deposit in an amount not less than \$250.00, conditioned upon the prompt removal of the temporary stand and the cleaning up of all debris from the site of the temporary stand, which deposit shall be returned to the applicant only in the event that he removes the temporary stand and cleans up all debris to the satisfaction of the Fire Marshal. In the event of the applicant's failure to do so, the performance bond or cash deposit shall be forfeited to the County and such failure may be grounds to refuse to grant a permit the following year. In no event shall the applicant be entitled to the return of the performance bond or cash deposit if he has failed to remove the temporary stand and clean up all debris before July 16 of each year. The applicant shall be responsible for the cost of the cleanup that exceeds the amount of the performance bond or cash deposit.
  10. The application shall be signed by the permit applicant or its duly authorized officer or agent.
- L. **Stands to be Temporary.** Fireworks approved for sale and sold at retail sale shall be sold from temporary stands only, or other such temporary structures as approved by WAC 212.17.
- M. **Revocation of Permit.** The Fire Marshal or duly authorized representative may summarily revoke any fireworks permit for any failure or refusal on the part of the permit holder to obey any rule or regulation.

(Ord. 2004-30s § 4 (part), 2004)

**17C.60.240 Public Display.**

Section 3308 of the International Fire Code is deleted in its entirety and replaced as follows:

**A. Public display of fireworks shall be in accordance with RCW 70.77 and WAC 212.17 and the following:**

A permit will be required for all public displays of fireworks. Any person desiring to put on a public display of fireworks shall apply in writing to the Fire Marshal for a permit at least ten business days in advance of the proposed display. The applicant shall submit information and evidence concerning the following:

1. The name of the organization sponsoring the display, if other than the applicant;
2. The date the display is to be held;
3. The exact location for the display;
4. The name and license number of the pyrotechnic operator who is to supervise discharge of the fireworks, and the name of at least one experienced assistant;
5. The number of set pieces, shells (specify single or multiple break), and other items;
6. The manner and place of storage of such fireworks prior to the display;
7. A diagram of the ground on which the display is to be held showing the point at which the fireworks are to be discharged, the location of all buildings, highways and other lines of communication, the lines behind which the audience will be restrained, and the location of all nearby trees, telegraph or telephone lines, or other overhead obstruction;
8. Applicant shall procure and maintain public liability insurance with limits of not less than \$500,000.00 for bodily injury to any one person in one accident or occurrence; \$1,000,000.00 for bodily injury to two or more persons in any one accident or occurrence; and \$500,000.00 property damage; or, at the option of the applicant, a combined single limit of \$1,000,000.00 per occurrence. The applicant shall also procure a State Fire Marshal's general license for the public display of fireworks;
9. The fee for each permit for public display of fireworks shall be as specified in International Fire Code Section 105.8 as added herein.

(Ord. 2008-107 § 2 (part), 2008; Ord. 2004-30s § 4 (part), 2004)

**17C.60.250 Severability.**

If any provision of this Chapter, or its application to any person or legal entity or circumstance, is held invalid, the remainder of the Regulation, or the application of the provision to other persons or legal entities or circumstances, shall not be affected. (Ord. 2004-30s § 4 (part), 2004)

*Chapter 17C.70*

***INTERNATIONAL MECHANICAL CODE***

**Sections:**

- 17C.70.010 Code Adopted.**
- 17C.70.020 Department of Mechanical Inspection.**
- 17C.70.030 Appointment.**
- 17C.70.040 Expiration.**
- 17C.70.050 Fees.**
- 17C.70.060 Work Commencing Before Permit Issuance.**
- 17C.70.070 Violations.**
- 17C.70.080 Means of Appeal.**

**17C.70.010 Code Adopted.**

The edition of the International Mechanical Code, currently or hereafter adopted and amended by the State Building Code Council and included in Title 51 of the Washington Administrative Code, is adopted as the Mechanical Code for the unincorporated areas of Pierce County; except that the amendments to the International Mechanical Code shall govern over the published provisions of the Mechanical Code. The effective date of subsequent editions of the International Mechanical Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code. (Ord. 2007-55s § 5 (part), 2007; Ord. 2004-30s § 10 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.70.020 Department of Mechanical Inspection.**

Section 103.1 of the International Mechanical Code is deleted. See Section 17C.10.030, "Creation of Enforcement Agency." (Ord. 2004-30s § 10 (part), 2004)

**17C.70.030 Appointment.**

Section 103.2 of the International Mechanical Code is deleted. (Ord. 2004-30s § 10 (part), 2004)

**17C.70.040 Expiration.**

Section 106.4.3. of the International Mechanical Code is deleted. See Section 17C.10.130, "Permit Expiration." (Ord. 2004-30s § 10 (part), 2004)

**17C.70.050 Fees.**

Section 106.5 of the International Mechanical Code is deleted. See Section 17C.10.070, "Fees." (Ord. 2007-55s § 5 (part), 2007; Ord. 2004-30s § 10 (part), 2004)

**17C.70.060 Work Commencing Before Permit Issuance.**

Section 106.5.1 of the International Mechanical Code is deleted. See Section 17C.10.080, "Investigation Fee." (Ord. 2004-30s § 10 (part), 2004)

**17C.70.070 Violations.**

Section 108 of the International Mechanical Code is deleted. See Section 17C.10.050, "Violations and Penalties." (Ord. 2004-30s § 10 (part), 2004)

**17C.70.080 Means of Appeals.**

Section 109 of the International Mechanical Code is deleted. See Section 17C.10.060, "Building and Fire Code Board of Appeals." (Ord. 2004-30s § 10 (part), 2004)

*Chapter 17C.80*

**UNIFORM CODE FOR THE  
ABATEMENT OF DANGEROUS BUILDINGS**

**Sections:**

- 17C.80.010 Code Adopted.**
- 17C.80.020 Section 202 – Abatement of Dangerous Buildings.**
- 17C.80.025 Section 203 – Violations.**
- 17C.80.030 Section 205 – Board of Appeals.**
- 17C.80.040 Section 401 – General.**
- 17C.80.050 Section 402 – Recordation of Notice and Order.**
- 17C.80.060 Section 901 – Account of Expense, Filing of Report.**
- 17C.80.070 Section 902 – Notice of Hearing.**
- 17C.80.080 Section 903 – Protests and Objections.**
- 17C.80.090 Section 904 – Hearing of Protests.**
- 17C.80.100 Section 905 – Personal Obligation or Special Assessment.**
- 17C.80.110 Section 906 – Contest.**
- 17C.80.120 Section 907 – Authority for Installment Payment of Assessments With Interest.**
- 17C.80.130 Section 908 – Lien of Assessment.**
- 17C.80.140 Section 909 – Report to Assessor-Treasurer: Addition of Assessment to Tax Bill.**

**Cross-reference: Chapter 35.80 RCW.**

**17C.80.010 Code Adopted.**

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, drafted by the International Conference of Building Officials, is hereby adopted as the Code for the Abatement of Dangerous Buildings within the unincorporated areas of Pierce County. (Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.020 Section 202 – Abatement of Dangerous Buildings.**

Section 202.1 is added to the Uniform Code for the Abatement of Dangerous Buildings and shall state as follows:

202.1 – Emergency cases. In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a "dangerous building" as defined herein is immediately repaired, vacated or demolished, the Building Official shall cause the immediate repair, vacation, or demolition of such "dangerous building." The cost of such emergency repair, vacation or demolition of such "dangerous building" shall be collected in the same manner as provided in this Chapter.

(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.025 Section 203 – Violations.**

Section 203 of the Uniform Code for the Abatement of Dangerous Buildings is deleted. See Section 17C.10.050, "Violations and Penalties." (Ord. 2004-30s § 11 (part), 2004; Ord. 2003-52s § 1, 2003; Ord. 99-24S § 11 (part), 1999)

**17C.80.030 Section 205 – Board of Appeals.**

- A. Section 205.1 of the Uniform Code for the Abatement of Dangerous Buildings is amended as follows:

The Building and Fire Codes Board of Appeals as established, and within the authority granted in Chapter 17C.10 PCC, is the designated Board of Appeals for the Abatement of Dangerous Buildings; provided, there shall be no filing fee for appeals under this Section.

- B. Section 205.2 of the Uniform Code for the Abatement of Dangerous Buildings is deleted.

(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.040 Section 401.4 – General.**

Section 401.4 of the Uniform Code for the Abatement of Dangerous Buildings is amended as follows:

401.4 – Method of Service. Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at the address as it appears on the last equalized assessment roll of the County or as known to the Building Official. If no address of any such person so appears or is known to the Building Official, and the same cannot be ascertained by the Building Official in the exercise of reasonable diligence, and the Building Official makes an affidavit to that effect, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings, and the notice and order shall be served by publishing the same once a week for two consecutive weeks in a newspaper published in Pierce County. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this Section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.050 Section 402 – Recordation of Notice and Order.**

Section 402 of the Uniform Code for the Abatement of Dangerous Buildings is amended as follows:

402 – A copy of the notice and order shall be filed with the County Auditor. As provided in RCW 35.80.030(c), the filing of the notice and order shall have the same force and effect as other *lis pendens* notices provided by law. The Building Official shall also file a certificate describing the property and certifying (i) that the building is a dangerous building, and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed, or the building demolished so that it no longer exists as a dangerous building on the property described in the certificate, the Building Official shall file a new certificate

with the County Auditor certifying that the building has been demolished or all required corrections have been made so that the building is no longer dangerous, whichever is appropriate.

(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.060 Section 901 – Account of Expense, Filing of Report.**

Section 901 of the Uniform Code for the Abatement of Dangerous Buildings is deleted.  
(Ord. 2004-30s § 11 (part), 2004)

**17C.80.070 Section 902 – Notice of Hearing.**

Section 902 of the Uniform Code for the Abatement of Dangerous Buildings is deleted.  
(Ord. 2004-30s § 11 (part), 2004)

**17C.80.080 Section 903 – Protests and Objections.**

Section 903 of the Uniform Code for the Abatement of Dangerous Buildings is deleted.  
(Ord. 2004-30s § 11 (part), 2004)

**17C.80.090 Section 904 – Hearing of Protests.**

Section 904 of the Uniform Code for the Abatement of Dangerous Buildings is deleted.  
(Ord. 2004-30s § 11 (part), 2004)

**17C.80.100 Section 905 – Personal Obligation or Special Assessment.**

- A. Section 905.1 of the Uniform Code for the Abatement of Dangerous Buildings is amended as follows:

905.1 – General. The amount of the cost of repairs, alterations, or improvements for vacating and closing or removal or demolition shall be assessed against the real property upon which the cost was incurred.

- B. Sections 905.2 and 905.3 of the Uniform Code for the Abatement of Dangerous Buildings are deleted.

(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.110 Section 906 – Contest.**

Section 906 of the Uniform Code for the Abatement of Dangerous Buildings is deleted.  
(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.120 Section 907 – Authority for Installment Payment of Assessments with Interest.**

Section 907 of the Uniform Code for the Abatement of Dangerous Buildings is deleted.  
(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.130 Section 908 – Lien of Assessment.**

Section 908.1 and 908.2 of the Uniform Code for the Abatement of Dangerous Buildings are amended as follows:

908.1 – Priority. Immediately upon being placed on the assessment roll the assessments shall be deemed to be complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The demolition assessment shall constitute a lien against the property of equal rank with state and county taxes and shall relate back to the date that a copy of the notice and order was filed with the County Auditor.

908.2 – Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of 12 percent per annum from and after said date.  
(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

**17C.80.100 Section 909 – Report to Assessor-Treasurer: Addition of Assessment to Tax Bill.**

Section 909 of the Uniform Code for the Abatement of Dangerous Buildings is amended as follows:

909 – As provided in RCW 35.80.030(1)(h), upon certification by the Building Official to the Assessor-Treasurer of the assessment amount due and owing, the Assessor-Treasurer shall enter the amount of the assessment upon the tax rolls against the property for the current year and the same amount shall become part of the general taxes for the current year to be collected at the time, interest rate, and manner, provided in RCW 84.56.020, for delinquent taxes.  
(Ord. 2004-30s § 11 (part), 2004; Ord. 99-24S § 11 (part), 1999)

*Chapter 17C.90*

***INTERNATIONAL RESIDENTIAL CODE***

**Sections:**

- 17C.90.010 Adoption of International Residential Code.**
- 17C.90.020 Creation of Enforcement Agency.**
- 17C.90.030 Appointment.**
- 17C.90.040 Work Exempt from Permit.**
- 17C.90.045 Determination of Damage.**
- 17C.90.050 Time Limitation of Application.**
- 17C.90.060 Expiration.**
- 17C.90.070 Building Permit Fees.**
- 17C.90.080 Building Permit Valuation.**
- 17C.90.090 Refunds.**
- 17C.90.100 Board of Appeals.**
- 17C.90.110 Violation Penalties.**
- 17C.90.120 Maximum Height of Buildings.**
- 17C.90.130 Fire Sprinkler Systems and Smoke Alarms.**
- 17C.90.140 Premises Identification.**
- 17C.90.145 Flood-Resistant Construction.**
- 17C.90.150 Appendix G – Swimming Pools, Spas and Hot Tubs.**
- 17C.90.160 Appendix E – Manufactured Housing Used as Dwellings.**

**17C.90.010 Adoption of International Residential Code.**

The edition of the International Residential Code, except Chapters 11 and 25 through 42, currently, or hereafter, adopted and amended by the State Building Code Council and included in Title 51 of the Washington Administrative Code, including Appendix Chapters G, H, J, and K, are adopted as the Residential Code for the unincorporated areas of Pierce County, except that the amendments to the International Residential Code in this Chapter shall govern over the published provisions of the Building Code. The effective date of subsequent editions of the International Residential Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code Council. Provided further, that Chapters 11, 25 through 40, and 42 are not adopted. (Ord. 2007-55s § 6 (part), 2007; Ord. 2004-30s § 5 (part), 2004)

**17C.90.020 Creation of Enforcement Agency.**

Section R103.1 of the International Residential Code is deleted. See PCC 17C.10.030, "Creation of Enforcement Agency." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.030 Appointment.**

Section R103.2 of the International Residential Code is deleted. (Ord. 2004-30s § 5 (part), 2004)

**17C.90.040 Work Exempt From Permit.**

Section R105.2 of the International Residential Code is amended by modifying items 1, 5, and 8 and adding items 10, 11, 12, and 13 as follows:

1. One-Single story accessory structure used as unheated tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>) and it is at least three feet from a property line.
5. Decks, sidewalks, and driveways not more than 30 inches above adjacent grade and not over any story or basement below.
8. Swings and other playground equipment not associated with an amusement park.
10. The re-roofing of Group R, Division 3 One and Two-Family Dwellings and Group U, Division 1, private garages having a roof slope greater than 2" in 12", when the total load of all roof coverings does not exceed 7.5 pounds per square foot.

This exemption does not apply to the replacement of roof sheathing.

11. The re-siding of Group R, Division 3 One and Two-Family Dwellings and Group U, Division 1, private garages.

This exemption does not apply to the replacement of wall sheathing nor to the replacement of the weather resistant exterior described in IBC Section 1403.2.

12. The installation or relocation of framed-covered structures or tent structures as defined in Appendix 31 Division II, are exempt from permit provided that:
  - a. Structure used only for protection or propagation of plants.
  - b. The structure is located so that it is 60' to property lines and other types of buildings. (Grouping greenhouses is allowed as long as the group has 60' to property lines and other buildings.)
  - c. Coverings shall be plastic less than 20 mills in thickness.
13. Minor construction and alteration activities to Group R, Division 3 and Group U, Division 1, as classified by the building official, PROVIDED:
  - a. That the construction and/or alteration activity does not affect any structural components, or reduce existing egress, light, air, energy and ventilation conditions.
  - b. That the construction and/or alteration activity does not exceed 500 square feet for Group R, Division 3 and 1,000 square feet for Group U, Division 1, in any 12 month period.
  - c. This exemption does not include electrical, plumbing or mechanical activities.
  - d. The permit exemption shall not otherwise exempt the construction or alteration from complying with the substantive standards of the codes enumerated in RCW 19.276.031, as amended and maintained by the State Building Code Council under RCW 19.27.074.
  - e. Unless otherwise exempted, separate plumbing, mechanical, and electrical permits will be required for the above exempted work.

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 Pierce County.  
(Ord. 2007-55s § 6 (part), 2007; Ord. 2004-30s § 5 (part), 2004)

**17C.90.045 Determination of Damage.**

Section R105.3.1.1 of the International Residential Code is added to read as follows:

**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 an area prone to flooding as established by Chapter 18E.70 PCC, 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. The findings shall include:

1. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamage condition.
2. The cumulative value of any proposed work, within any 10 year period, shall not exceed the limits set forth in Chapter 18E.70 PCC.
3. Determination of substantial improvement or substantial damage, where cumulative value of any proposed work within any 10 year period exceeds the limits set forth in Chapter 18E.70 PCC, may be appealed to the Building and Fire Code Board of Appeals.

(Ord. 2007-55s § 6 (part), 2007)

**17C.90.050 Time Limitation of Application.**

Section R105.3.2 of the International Building Code is deleted. See PCC 17C.10.110, "Application Expiration." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.060 Expiration.**

Section R105.5 of the International Building Code is deleted. See PCC 17C.10.130, "Permit Expiration." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.070 Building Permit Fees.**

Section R108.2 of the International Building Code is deleted. See PCC 17C.10.070, "Fees." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.080 Building Permit Valuation.**

Section R108.3 of the International Building Code is deleted. See PCC 17C.10.070, "Fees." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.090 Refunds.**

Section R108.5 of the International Building Code is deleted. See PCC 17C.10.100, "Refunds." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.100 Board of Appeals.**

Section R112 of the International Building Code is deleted. See PCC 17C.10.060, "Building and Fire Code Board of Appeals." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.110 Violations.**

Section R113 of the International Building Code is deleted. See PCC 17C.10.050, "Violations and Penalties." (Ord. 2004-30s § 5 (part), 2004)

**17C.90.120 Maximum Height of Buildings.**

Section R202 of the International Building Code is amended to add the following:

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface. The maximum height of buildings shall be subject to the requirements of this code, Title 18A and Title 20 of the Pierce County Code. In the event of any conflict between these regulations, the most restrictive shall govern.

(Ord. 2004-30s § 5 (part), 2004)

**17C.90.130 Fire Sprinkler Systems and Smoke Alarms.**

Section R313 of the International Building Code is amended by adding the following section:

Section R313.4. Approved automatic sprinkler systems shall be installed in any structure containing five or more townhouse units.

(Ord. 2004-30s § 5 (part), 2004)

**17C.90.140 Premises Identification.**

Section R321.1 of the International Residential Code is amended by adding a second paragraph as follows:

Signs on private roads shall be installed in accordance with Chapter 12.52 of the Pierce County Code, "Addressing and Grid System for Pierce County." The premises identification requirements of this section must be met prior to final inspection by the Building Division.

(Ord. 2004-30s § 5 (part), 2004)

**17C.90.145 Flood-Resistant Construction.**

Section R324 of the International Residential Code is deleted. See Chapter 18E.70 PCC, "Development Regulations – Critical Areas." (Ord. 2007-55s § 6 (part), 2007)

**17C.90.150 Appendix G – Swimming Pools, Spas and Hot Tubs.**

Section AG 101.1 of the International Building Code is amended by adding the following paragraph:

Swimming pools may not be located in any front yard as required by Title 18A of the Pierce County Code, nor closer than eight feet measured from the edge of the water surface to any other adjacent property line.

Section AG 105.1 of the International Building Code is amended as follows:

**AG 105.1 Application.** The provisions of this chapter shall control the design of barriers for residential swimming pools. These design controls as intended to provide protection against potential drowning and near drowning by restricting access to swimming pools. This chapter does not apply to spas or hot tubs.

(Ord. 2004-30s § 5 (part), 2004)

**17C.90.160 Appendix E – Manufactured Housing Used as Dwellings.**

Appendix E of the International Building Code shall be replaced as follows:

**Chapter E Installation Standards for Mobile/Manufactured Homes.**

**Cross-references: RCW 43.22.340-43.22.445; WAC 296-150B; Pierce County Code Section 18.10.550; National Fire Protection Association (NFPA) 501A**

**AE 101 Definitions.**

- A. **"Awning"** means a shade structure supported by posts or columns, or partially supported by a mobile/manufactured home; installed, erected, or used on a mobile/manufactured home site.
- B. **"Cabana"** means a portable, demountable, or permanent room enclosure or other building erected or constructed for human occupancy.
- C. **"Carport"** means an awning or shade structure for a vehicle or vehicles that may be either free-standing or partially supported by a mobile/manufactured home.
- D. **"Community building"** means any nonresidential building used for mobile home community purposes.
- E. **"Dead load"** means the vertical load due to the weight of all permanent structural and nonstructural components of a building, such as walls, floors, roofs and fixed service equipment.
- F. **"Department of Labor and Industries"** means the Washington State Department of Labor and Industries.
- G. **"HUD"** means the Federal Department of Housing and Urban Development.
- H. **"Live load"** means the load superimposed by the use and occupancy of the building not including the wind load, earthquake load or dead load.
- I. **"A Manufactured Home (Housing)"** is defined in PCC 18A.15 and reprinted here: means a factory-assembled structure intended solely for human habitation with foundation skirting that surrounds and encloses that space between the home and finished grade. The skirting or fascia shall be made of materials which give the home the appearance of permanent installation with running gear removed and connected to utilities on an individual building site. A common type of manufactured home includes double-wide mobile homes.
- J. **"A Mobile Home (Housing)"** is defined in PCC 18A.15 and reprinted here: means a factory-assembled structure intended solely for human habitation and equipped with the necessary service connections and made so as to be readily moveable as a unit on its own running gear. A mobile home is considered a single-wide unit.
- K. **"Mobile/manufactured home accessory building or structure"** means a building or structure that is in addition to or supplements the facilities provided in a mobile/manufactured home. It is not a self-contained, separate and habitable building or structure. Examples are awning, cabanas, garages, ramadas, storage structures, carports, fences, windbreaks, or porches.
- L. **"Mobile home park"** means a tract of land designed and maintained under a single ownership or unified control where two or more spaces or pads are provided solely for the placement of mobile/manufactured homes for residential purposes with or without charge. A mobile home park shall not include mobile home subdivisions or recreational vehicle parks.

- M. **"Ramada"** means any free-standing roof or shade structure, installed or erected above a mobile/manufactured home or any portion thereof.

**AE 102 General Installation Requirements for Mobile/Manufactured Homes.**

Installation or placement of a new and relocated mobile/manufactured homes are regulated by the Washington Administrative Code (WAC) 296-150M-0610. Mobile/manufactured homes are required to be installed in accordance with the manufacturer's instructions. If the manufacturer's instructions do not address an aspect of the installation an applicant may get specific instructions from the manufacturer or from a State licensed architect or engineer or the applicant may use the American National Standard Institute (ANSI) standard ANSI A225.1 Manufactured Home Installation, 1994 edition.

**AE 103 County Standards for Installation or Placement of Mobile/Manufactured Homes.**

The installation and use of mobile/manufactured homes for permanent or temporary living quarters shall be permitted when all of the following conditions have been met:

- A. All mobile/manufactured homes not previously located in Pierce County shall bear a tag or seal of approval of the State of Washington Department of Labor and Industries and/or HUD. All mobile/manufactured homes presently located in Pierce County which do not bear a tag or seal of approval of the Department of Labor and Industries and/or HUD can be relocated only within a mobile home park.
- B. The mobile/manufactured home shall be provided with anchors and tie-downs able to withhold a minimum wind load and corresponding uplift pressure of twenty pounds per square foot.
- C. If a mobile/manufactured home does not have a HUD or Department of Labor and Industries tag, a Fire Safety inspection shall be performed by the Department of Labor and Industries.

If the unit passes inspection the Department of Labor and Industries will place an alteration tag noting the Fire Safety inspection (A F/S). This tag will satisfy paragraph A. above. A permit may then be issued by Pierce County to locate the unit.

If the Department of Labor and Industries does not tag the unit, but rather provides the citizen with a list of corrections, proof of this inspection shall be presented to the building official prior to the issuance of a building permit. The unit may not be lived in until these corrections have been inspected by the Department of Labor and Industries. The Department of Labor and Industries will then tag the unit. A final field inspection of the installation is then required by the Pierce County, Division of Building Safety and Inspection.

- D. No person shall make alterations to the living space of or impose any live loads/dead loads on a mobile/manufactured home unless an application for such alterations has been filed with and approved by the Department of Labor and Industries and County, Division of Building Safety and Inspection.

Cross-reference: RCW 46.16.100-.115, State Regulations Regarding Transporting and Licensing

**AE 104 Movement of Mobile/Manufactured Homes – Over Legal Load Permit Required.**

Any person, sales company, or corporation desiring to transport a mobile/manufactured home on the streets, roads and highways of Pierce County shall secure a permit from the County Public Works Department, Franchises and Right-of-Way Section as provided in Pierce County Code Chapter 10.28.

**AE 105 Mobile/Manufactured Homes – Application For Building Permit.**

No mobile/manufactured home shall be erected, installed, or located in Pierce County unless a building permit has first been obtained from the building official. No such permit shall be issued unless and/or until all of the following are satisfied:

- A. The permittee or authorized agent shall present proof of ownership. Proof of ownership shall be considered valid only if the Washington State Use Tax has been paid at the time of purchase, as evidenced by presentation of the title or application for transfer of title.
- B. The application contains the parcel number of the property upon which the mobile/manufactured home is to be situated, provided that when the mobile/manufactured home is being placed into an authorized mobile home park or court the name and space number of the mobile home court will suffice.
- C. Permit fees for mobile/manufactured homes are set forth in PCC Chapter 17C.10 Table 17C.10-1-G, item 9.
- D. Permit fees for foundation ready manufactured homes are set forth in PCC Chapter 17C.10, Table 17C.10-1-G, item 8.
- E. A Mechanical permit is required for any gas piping connection.

**AE 106 Mobile/Manufactured Home Setbacks and Fire Safety Separation Requirements Within Mobile Home Parks.**

Mobile/manufactured homes and accessory buildings located in a mobile home park lawfully established after May 5, 1980, must comply with current applicable zoning regulations, previous approvals or possess legally established nonconforming use rights.

Mobile/manufactured homes to be located within mobile home parks established prior to May 5, 1980, shall be governed by the following provision: No portion of any mobile/manufactured home, excluding the tongue, shall be located closer than:

ten feet side to side,  
eight feet end to side,  
or six feet end to end horizontally

from any other mobile/manufactured home or community building unless the exterior walls and roof of either structure are without openings and constructed of materials that will provide a one-hour fire rating or the structures are separated by a one-hour fire-rated barrier.

**AE 107 New Construction – Accessory Building Setback Requirements in Non Conforming Mobile Home Parks.**

New accessory buildings or structures may be located immediately adjacent to a pad site line, provided the building or structure is constructed entirely of materials that do not support combustion and provided that the building or structure is not less than three (3) feet from an accessory building or structure on an adjacent site.

New accessory buildings or structures constructed of combustible materials shall not be located closer than five (5) feet from the pad site line of an adjoining site.

**AE 108 Existing Accessory Building.**

The provisions of Section AE 107 shall not apply to lawfully established, existing accessory buildings or structures in mobile home parks.

Additions, alterations, or repairs to an existing lawfully established, accessory buildings or structures may require a building permit. Such modifications shall not cause building setbacks in AE 106 to be in violation.

**AE 109 Mobile/Manufactured Homes – Building Permit Issuance.**

When all County, state and federal laws, ordinances, Codes and regulations are satisfied, a permit will be issued to the owner of the mobile/manufactured home. The permit will show the name of the owner; the Assessor's parcel number the location for which the permit was issued; the make, model, serial number and year of manufacture of the mobile/manufactured home; the date the permit was issued; and the permit number, if any.

**AE 110 Mobile/Manufactured Homes – Building Permit Duration.**

Each building permit shall be valid only for the location for which issued, and none other. Each time the mobile/manufactured home is moved within the County, a new building permit shall be required.

**AE 120 Required Inspections.**

The following inspections are required for the installation of mobile/manufactured homes and foundation ready manufactured homes.

1. **"Footing Setback"** inspections are required for any foundation ready manufactured home.
2. **"Foundation Wall"** inspections are required for any foundation ready manufactured home.
3. **"Set Up"** inspections are required of all mobile/manufactured homes and includes:
  - a. Setbacks
  - b. Pier blocks, size and location.
  - c. Marriage line connection (where units are bolted or lagged together).
  - d. Plumbing connections:
    - 1) Water service connection, materials installed and connections, trench.
    - 2) Building drain line installed and connected, tested by the installer.
    - 3) Water heater relief line plumbed to the exterior and aimed down.
  - e. Mechanical connections:
    - 1) Gas pipe test.
    - 2) Heat duct crossover.
    - 3) Dryer vent duct to exterior wall.
  - f. Crawlspace shall be graded to allow drainage.
  - g. Ground cover (6-mil poly).

4. **"Final"** inspections are required of all mobile/manufactured homes and includes:
    - a. Site and EVA access, Building Address and Street Signage.
    - b. Skirting and crawl space vents.
    - c. Crawl space access.
    - d. Landings, stairs handrails and guards.
    - e. Final grade.
    - f. Mechanical and LPG tank permit(s)
    - g. Approvals of other departments and or divisions
    - h. Cross connection control approvals
    - i. Installer tag sign off.
- (Ord. 2004-30s § 5 (part), 2004)