

Title 17C

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

CHAPTERS:

- 17C.10 ADMINISTRATIVE PROVISIONS FOR THE CONSTRUCTION CODES.**
- 17C.20 INTERNATIONAL BUILDING CODE.**
- 17C.30 INTERNATIONAL RESIDENTIAL CODE.**
- 17C.40 INTERNATIONAL MECHANICAL CODE.**
- 17C.50 UNIFORM PLUMBING CODE.**
- 17C.60 INTERNATIONAL FIRE CODE.**
- 17C.70 WASHINGTON STATE ENERGY CODES.**

Chapter 17C.10

ADMINISTRATIVE PROVISIONS FOR THE CONSTRUCTION CODES

Sections:

- 17C.10.010 Adoption of Washington State Building Code by Reference to RCW 19.27 and RCW 34.05.**
- 17C.10.020 Implementation.**
- 17C.10.030 Creation of Enforcement Agency.**
- 17C.10.040 Conflicts Between Codes.**
- 17C.10.050 Violations and Penalties.**
- 17C.10.060 Building and Fire Codes Board of Appeals.**
- 17C.10.070 Fees.**
- 17C.10.080 Investigation Fee.**
- 17C.10.090 Reinspection Fee.**
- 17C.10.100 Abatement of Dangerous Buildings.**
- 17C.10.110 Application Expiration.**
- 17C.10.120 Conditions of Approval.**
- 17C.10.130 Permit Expiration.**
- 17C.10.140 Fully Completed Building Permit Application.**
- 17C.10.145 Access to Public or Private Road.**
- 17C.10.150 Severability.**

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, are hereby adopted:

- A. International Building Code, published by the International Code Council, including Appendix C, Appendix E, Appendix G, Appendix H, and Appendix I (as adopted by Chapter 17C.20.010 of the Pierce County Code);
- B. The International Residential Code, published by the International Code Council, including Appendix Chapters E, G, H, J, and K (as adopted by Chapter 17C.30.010 of the Pierce County Code);
- C. International Mechanical Code published by the International Conference of Building Officials International Code Council (as adopted by Chapter 17C.40 of the Pierce County Code);
- D. The Uniform Plumbing Code, including Appendix Chapters A, B, D, E, I, and L, published by the International Association of Plumbing and Mechanical Officials: PROVIDED, that Chapters 12 and 15 of such Code are not adopted (as adopted by Chapter 17C.50 of the Pierce County Code);
- E. 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;
- F. The Washington State Energy Code as adopted by the State Building Code Council (as adopted by Chapter 17C.70 of the Pierce County Code).

The above Codes shall govern all buildings, structures and related equipment within unincorporated Pierce County.
(Ord. 2010-44s § 1 (part), 2010; 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. **Unlawful Acts.** It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, extend, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure, or equipment, or cause same to be done, in conflict with or in violation of any of the provisions of the codes named in Section 17C.10.010 PCC. It shall also be unlawful for any person, firm, or corporation to fail to comply with a written order issued by the Building Official or Fire Marshall.
- B. **Notice of Violation.** The Building Official and Fire Marshall are authorized to serve a notice of violation or order on the person responsible for the erection, construction, enlargement, alteration, extension, repair, movement, improvement, removal, conversion, demolition, use, maintenance, or occupancy of a building, structure, or equipment in violation of the provisions of any of the codes named in Section 17C.10.010 PCC, or in violation of a detail statement or a plan approved there under, or in violation of a permit or certificate issued under the provisions of the Pierce County Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- C. **Public Nuisance.** Buildings, structures, or equipment that have been erected, constructed, enlarged, altered, extended, repaired, moved, improved, removed, converted, demolished, used, occupied, or maintained in conflict with or in violation of any of the provisions of this code are hereby declared to be public nuisances. The

Building Official and Fire Marshall are authorized to serve a notice or order upon any person who owns, maintains, or occupies any property where any building, structure or equipment has been erected, constructed, enlarged, altered, extended, repaired, moved, improved, removed, converted, demolished, used, occupied, or maintained in conflict with or in violation of any of the provisions of this Code. Such order shall direct that the building, structure and/or equipment to be permitted or abated shall state the date by which such action must be completed.

D. Penalties.

1. **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 equipment 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 or Fire Marshall. 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 both. 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.

2. **Civil Infraction.** Failure to comply with any permit 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 or Fire Marshall to remove, mutilate, destroy, or conceal any notice issued or posted by the Building Official or Fire Marshall, or his or her representative, pursuant to the provisions of this Code.

3. **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. The property owner shall pay the cost of recording the Certificates of Noncompliance and Compliance prior to recording of the 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.

4. **Civil Penalty.** The provisions of this subsection are in addition to and not in lieu of any other penalty, sanction, or right of action provided by law. Any person who fails to obtain a necessary permit prior to conducting activities governed by the provisions of this Title and/or any person who fails to comply with a written order issued by the Building Official or Fire Marshal may be assessed a civil penalty as follows:

- a. The Building Official or Fire Marshall may assess the violator a civil penalty not to exceed \$1,000.00 for each violation. Each violation or each day of continued unlawful activity shall constitute a separate violation.
- b. Any person who, through an act of commission or omission, aids in a violation shall be considered to have committed the violation for purposes of the civil penalty.
- c. The Building Official or Fire Marshall shall impose the penalty provided for in this Section by sending written notice, either by certified mail with return receipt requested or by personal service, to the person incurring the penalty. Such written notice shall describe the violation with reasonable particularity and shall order appropriate corrective action(s) to be taken within a specified time period.
- d. Within 30 days after the notice of penalty is received, the person incurring the penalty may apply in writing to the Building Official or Fire Marshall for remission or mitigation of such penalty. Upon receipt of the application, the Building Official or Fire Marshall may remit or mitigate the penalty upon whatever terms are deemed proper to bring about compliance with the applicable regulations.
- e. Any decision(s) regarding remission or mitigation of penalties imposed pursuant to this subsection may be appealed to the Pierce County Hearing Examiner under Chapter 1.22 PCC, as an appeal of an administrative official's decision.
- f. If the penalty is not appealed, the violator will have up to 30 days after receipt of notice for payment of the penalty, unless a written request is made to the Building Official or Fire Marshall, who may then grant a longer time period for payment.
- g. All civil penalties recovered pursuant to this subsection shall be deposited into a fund of the division taking the enforcement action. Any monies collected shall be deposited into an account to be used for the purpose of abatement.

(Ord. 2010-44s § 1 (part), 2010; 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.

An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed.

The 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.

Further Limitation. The Building and Fire Codes Board of Appeals is not authorized to hear appeals on the administrative provisions in Chapter 1 of the codes named in 17C.10.010 PCC. Such appeals shall be made to the Pierce County Hearing Examiner under the provisions of Chapter 1.22 PCC as an appeal of an administrative official's decision. The fee for such appeal shall be as listed in Chapter 2.05 PCC.

- 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. 2010-44s § 1 (part), 2010; 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.

Table 17C.10-1-A. Building Permit Fees	
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.

Table 17C.10-1-B. Building Permit Fees	
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.

Table 17C.10-1-C. Plan Review Fees	
Description	Plan Review Fee
For all occupancies.	65 percent of the building permit fee as shown in Tables 17C.10-1-A., 17C.10-1-B., 17C.10-1-D., and 17C.10-1-E.
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.
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).	30 percent of the building permit fee as shown in Tables 17C.10-1-A. and 17C.10-1-B.
Plan Review Fees for Fire Prevention Bureau	
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, Group U, 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.

Table 17C.10-1-D. Plumbing Permit Fees	
1. For issuing each permit.	\$50.00
2. For issuing each supplemental permit.	\$25.00
Unit Fee Schedule (in addition to items 1 and 2 above)	
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:	
Graywater system	\$100.00*
Nonpotable Reuse Water System	
Rainwater Harvesting System	
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.

Table 17C.10-1-E. Mechanical Permit Fees	
Permit Issuance	
1. For the issuance of each permit.	\$50.00
2. For issuing each supplemental permit.	\$25.00
Unit Fee Schedule	
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. Note: 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
17. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood.	\$10.65

Table 17C.10-1-E. Mechanical Permit Fees	
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

Table 17C.10-1-F. Fire Protection Permits		
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.		
Types of Fire Protection Systems	Plan Review	Inspection
A. Fire Alarm (new or additions)		
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. Fire Sprinkler Systems 13 & 13-R (3)		
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
C. Standpipe Systems (3)		
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
D. Fire Pumps	\$500.00	\$460.00
E. Type I Hood Suppression Systems		
1. Pre-engineered	\$145.00	\$100.00
2. Custom engineered	260.00	175.00
F. Fixed Pipe Fire Suppression		
1. Pre-engineered	\$175.00	\$100.00
2. Custom engineered	410.00	175.00

Table 17C.10-1-F. Fire Protection Permits		
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.		
Types of Fire Protection Systems	Plan Review	Inspection
G. Water Systems		
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	
H. Reinspection (4) all categories		\$ 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.

Table 17C.10-1-G. Other Fees	
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	
In-ground pool	\$200.00
Above-ground pool (Cost > \$500.00)	\$100.00
Above-ground pool (Cost < \$500.00)	\$ 50.00
10. For a gas or electric water heater permit obtained through the internet on-line system. Includes venting and gas and water piping.	\$75.00
11. For a gas or electric furnace permit obtained through the internet on-line system. Includes venting and gas piping.	\$75.00

* 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 one of the following conditions exist:

1. The one-family or two-family dwelling is intended for low-income families as defined through the low-income guidelines set forth by the Pierce County Development of Community Services and Department of Housing and Urban Development (HUD). The construction, alteration, or repair of the one-family or

two-family dwelling involves some volunteer labor and is being coordinated by an organization classified as a 501(c)(3) non-profit organization by the Internal Revenue Service; or

2. Any new residential unit approved by the Department of Planning and Land Services through the requirements of Title 18A.65, "Affordable Housing Incentives" provided sufficient funds have been appropriated by the Pierce County Council and are available for transfer to the Department of Planning and Land Services to replace those fees waived or refunded to the builder/developer.

- 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.

- D. **Green Building.** A permit applicant who employs sustainable building practices in the construction of a residential structure shall be eligible for up to a 25 percent refund of the permit fee calculated and paid for said structure pursuant to Table 17C.10-1-B when all of the following requirements are met:

1. The structure receiving the fee reduction receives one of the following certifications within 90 days of the issuance of the certification of occupancy:
 - a. Tacoma-Pierce County Built Green® program – 4 or 5 star certification; or
 - b. U.S. Green Building Council LEED for Homes – Gold or Platinum certification
2. The applicant submits a written request to the Building Official within 90 days of the issuance of the certification of occupancy which requests the refund and provides proof of certification required pursuant to 17C.10.070 D.1.a. above.
3. The maximum fee refund shall not exceed 25 percent of the permit fee calculated pursuant to Table 17C.10-1-B or \$350.00 whichever is less.
4. The total amount of all refunds granted by the Planning and Land Services Department pursuant to Subsection 17C.10.070 D. have not exceeded \$25,000 for the current fiscal year. In the event that this threshold is achieved, no further applicant shall be eligible for a refund in that fiscal year.

(Ord. 2010-71 § 1, 2010; Ord. 2010-44s § 1 (part), 2010; Ord. 2009-48s2 § 4, 2010; 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.

- C. **Innocent Purchaser.** The Building Official shall waive the investigation fee when credible evidence exists which demonstrates that the unpermitted activity occurred without the current property owner's knowledge and occurred prior to their ownership of the property in question. All other required fees shall continue to apply.

(Ord. 2010-44s § 1 (part), 2010; 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 Abatement of Dangerous Buildings.

Chapter 1

TITLE AND SCOPE

SECTION 101 – TITLE

This Chapter shall be known as the *Code for the Abatement of Dangerous Buildings*, may be cited as such, and will be referred to herein as "this code."

Code Precedence: The following order establishes the order of precedence among the documents adopted.

- International Building Code, Standards and Amendments
- International Residential Code, Standards and Amendments
- International Mechanical Code, Standards and Amendments
- International Fire Code, Standards and Amendments

Uniform Plumbing Code, Standards and Amendments
The Washington State Energy Code

Where the term "Building Code" is referenced in this document, it shall include all applicable named codes above.

Where there is a conflict between codes, an earlier named code takes precedence over a later named code. In the case of a conflict between duct insulation requirements of the International Mechanical Code and duct insulation requirements of the Energy Code, the Energy Code shall govern.

SECTION 102 – PURPOSE AND SCOPE

102.1 Purpose. It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code or otherwise available by law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

102.2 Scope. The provisions of this code shall apply to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous in this jurisdiction.

SECTION 103 – ALTERATIONS, ADDITIONS AND REPAIRS

All buildings or structures, which are required to be repaired under the provisions of this code, shall be subject to the provisions in Chapter 34 of the International Building Code.

Chapter 2

ENFORCEMENT

SECTION 201 – GENERAL

201.1 Administration. The Building Official is hereby authorized to enforce the provisions of this code.

The Building Official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

201.2 Inspections. The Health Officer, the Fire Marshal and the Building Official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

201.3 Right of Entry. When it is necessary to make an inspection to enforce the provisions of this code, or when the building official or the building official's authorized representative has reasonable cause to believe that there exists in a building or upon a premises a condition which is contrary to or in violation of this code which makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

"Authorized representative" shall include the officers named in Section 201.2 and their authorized inspection personnel.

SECTION 202 – ABATEMENT OF DANGEROUS BUILDINGS

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, secured or demolished, the Building Official shall cause the immediate repair, vacation, securing or demolition of such "dangerous building." The cost of such emergency repair, vacation, securing or demolition of such "dangerous building" shall be collected in the same manner as provided in this Chapter.

SECTION 203 – VIOLATIONS

See 17C.10.050 for Violations and Penalties.

SECTION 204 – INSPECTION OF WORK

All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Sections 108 and 1701 of the Building Code.

SECTION 205 – BOARD OF APPEALS

The Building and Fire Codes Board of Appeals as established, and within the authority granted in Chapter 17C.10.060 of the Pierce County Code, is the designated Board of Appeals for the Abatement of Dangerous Buildings; provided, there shall be no filing fee for appeals under this Section.

Chapter 3

DEFINITIONS

SECTION 301 – GENERAL

301.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purpose of this code, have the meanings shown in this chapter. For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the most current adopted codes 17C.10.010.

301.2 Interchangeability. Words used in the present tense include future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

301.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the current adopted codes, such terms shall have the ordinary accepted meaning such as the context implies.

301.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have the ordinary accepted meanings such as the context implies.

SECTION 302 – DANGEROUS BUILDING

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.
7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non supporting members, enclosing or outside walls or coverings.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

Chapter 4

NOTICES AND ORDERS OF BUILDING OFFICIAL

SECTION 401 – GENERAL

401.1 Commencement of Proceedings. When the Building Official has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, the Building Official shall commence proceedings to cause the repair, vacation, securing or demolition of the building.

401.2 Notice and Order. The Building Official shall issue a notice and order directed to the record owner of the building. The notice and order shall contain:

1. The street address and a legal description sufficient for identification of the premises upon which the building is located.
2. A statement that the Building Official has found the building to be dangerous with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section 302 of this code.
3. A statement of the action required to be taken as determined by the Building Official.

3.1 If the Building Official has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefore and the work physically commenced within such time (not to exceed 60 days from the date of the order) and completed within such time as the Building Official shall determine is reasonable under all of the circumstances.

3.2 If the Building Official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the Building Official to be reasonable.

3.3 If the Building Official has determined that the building or structure must be demolished, the order shall require that the building be vacated within such time as the building official shall determine is reasonable (not to exceed 60 days from the date of the order); that all required permits be secured therefore within 60 days from the date of the order; and that the demolition be completed within such time as the Building Official shall determine is reasonable.

3.4 If the Building Official has determined the building or structure is open and an attractive nuisance, it must be secured in accordance with department standards to prevent entry and shall remain secure until such time permits are issued to repair or demolish.

4. Statements advising that if any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official (i) will order the building vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the costs thereof against the property or its owner.

5. Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in this code and filed with the Building Official within 30 days from the date of service of such notice and order; and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

401.3 Service of Notice and Order. The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner and posted on the property; and one copy thereof shall be served on each of the following if known to the Building Official or disclosed from official public records: the holder of any mortgage or deed of trust or other lien or encumbrance of record; the owner or holder of any lease of record; and the holder of any other estate or legal interest of record in or to the building or the land on which it is located. The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed by the provisions of this section.

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 his 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.

401.5 Proof of Service. Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the persons effecting service, declaring the time, date and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail shall be affixed to the copy of the notice and order retained by the building official.

SECTION 402 – RECORDATION OF NOTICE AND ORDER

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.

SECTION 403 – REPAIR, SECURING, VACATION AND DEMOLITION

The following standards shall be followed by the Building Official (and by the Board of Appeals if an appeal is taken) in ordering the repair, vacation, securing or demolition of any dangerous building or structure:

1. Any building declared a dangerous building under this code shall be made to comply with one of the following:
 - 1.1 The building shall be repaired in accordance with the current building code or other current code applicable for the type of substandard conditions requiring repair; or
 - 1.2 The building shall be demolished at the option of the building owner; or
 - 1.3 If the building does not constitute an immediate danger to the life, limb, property or safety of the public it may be vacated, secured and maintained against entry.
2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated.
3. Securing of dangerous buildings shall be performed in accordance with Department Standards.

SECTION 404 – NOTICE TO VACATE

404.1 Posting. Every notice to vacate shall, in addition to being served as provided in Section 401.3, be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER

UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official of Pierce County

404.2 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 401.2, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

Chapter 5

APPEAL

501.1 Form of Appeal. Any person entitled to service under Section 401.3 may appeal from any notice and order or any action of the building official under this code by filing at the office of the Building Official a written appeal on an application provided by the Department, including the following information:

1. A heading in the words: "Before the Building and Fire Code Board of Appeals of Pierce County."
2. A caption reading: "Appeal of _____," giving the names of all appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.

6. The signatures of all parties named as appellants and their official mailing addresses.
7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 30 days from the date of the service of such order or action of the Building Official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404, such appeal shall be filed within 10 days from the date of the service of the notice and order of the Building Official.

501.2 Processing of Appeal. Upon receipt of any appeal filed pursuant to this section, the Building Official shall present it at the next regular or special meeting of the board of appeals.

501.3 Scheduling and Noticing Appeal for Hearing. As soon as practicable after receiving the written appeal, the Board of Appeals shall fix a date, time and place for the hearing of the appeal by the board. Such date shall not be less than 10 days nor more than 60 days from the date the appeal was filed with the Building Official. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the secretary of the board either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the address shown on the appeal.

Failure of any person to file an appeal in accordance with the provisions of Section 501 shall constitute a waiver of the right to an administrative hearing and adjudication of the notice and order or any portion thereof.

Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

SECTION 504 – STAYING OF ORDER UNDER APPEAL

Except for vacation orders made pursuant to Section 404, enforcement of any notice and order of the building official issued under this code shall be stayed during the pendency of an appeal there from which is properly and timely filed.

Chapter 6

ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS

601.1 General. After any order of the Building Official or the Board of Appeals made pursuant to this code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a misdemeanor.

601.2 Failure to Obey Order. If, after any order of the Building Official or Board of Appeals made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the Building Official may (i) cause such person to be prosecuted under Section 601.1 or (ii) institute any appropriate action to abate such building as a public nuisance.

601.3 Failure to Commence Work. Whenever the required repair or demolition is not commenced within 30 days after any final notice and order issued under this code becomes effective:

1. The Building Official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

DO NOT ENTER

UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official of Pierce County

2. No person shall occupy any building which has been posted as specified in this section. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the Building Official have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

3. The Building Official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order; or, if the notice and order required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

SECTION 602 – EXTENSION OF TIME TO PERFORM WORK

Upon receipt of an application from the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, the Building Official may grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the Building Official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The Building Official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal the notice and order.

SECTION 603 – INTERFERENCE WITH REPAIR, SECURING OR DEMOLITION WORK PROHIBITED

No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated, secured or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating, securing and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

Chapter 8

PERFORMANCE OF WORK OF REPAIR, SECURING OR DEMOLITION

SECTION 801 – GENERAL

801.1 Procedure. When any work of repair, securing or demolition is to be done pursuant to Section 601.3, Item 3, of this code, the Building Official shall issue an order therefore to the Director of Public Works and the work shall be accomplished by personnel of this jurisdiction or by private contract under the direction of said director. Plans and specifications therefore may be prepared by said director, or the director may employ such architectural and engineering assistance on a contract basis as deemed reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

801.2 Costs. The cost of such work shall be paid from the repair, securing and demolition fund, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the legislative body of this jurisdiction shall determine is appropriate.

SECTION 802 – REPAIR, SECURING AND DEMOLITION

802.1 General. The legislative body of this jurisdiction shall establish a special revolving fund to be designated as the repair and demolition fund. Payments shall be made out of said fund upon the demand of the Director of Public Works to defray the costs and expenses which may be incurred by this jurisdiction in doing or causing to be done the necessary work of repair, securing or demolition of dangerous buildings.

802.2 Maintenance of Fund. The legislative body may at any time transfer to the repair and demolition fund, out of any money in the general fund of this jurisdiction, such sums as it may deem necessary in order to expedite the performance of the work of repair, securing or demolition, and any sum so transferred shall be deemed a loan to the repair and demolition fund

and shall be repaid out of the proceeds of the collections hereinafter provided for. All funds collected under the proceedings hereinafter provided for shall be paid to the treasurer of this jurisdiction who shall credit the same to the repair and demolition fund.

Chapter 9

RECOVERY OF COST OF REPAIR, SECURING OR DEMOLITION

SECTION 901 – PERSONAL OBLIGATION OR SPECIAL ASSESSMENT

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

910.2 Personal Obligation. If the legislative body of this jurisdiction orders that the charge shall be a personal obligation of the property owner, it shall direct the attorney for this jurisdiction to collect the same on behalf of this jurisdiction by use of all appropriate legal remedies.

901.3 Special Assessment. If the legislative body of this jurisdiction orders that the charge shall be assessed against the property, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter said assessment shall constitute a special assessment against and a lien upon the property.

The validity of any assessment made under the provisions of this chapter shall not be contested in any action or proceeding unless the same is commenced within 30 days after the assessment is placed upon the assessment roll as provided herein. Any appeal from a final judgment in such action or proceeding must be perfected within 30 days after the entry of such judgment.

SECTION 902 – LIEN OF ASSESSMENT

902.1 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.

902.2 Interest. All such assessments remaining unpaid after thirty 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.

SECTION 903 – REPORT TO ASSESSOR AND TAX COLLECTOR: ADDITION OF ASSESSMENT TO TAX BILL

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.

SECTION 904 – FILING COPY OF REPORT WITH COUNTY AUDITOR

If the County Assessor and the county tax collector assess property and, collect taxes for this jurisdiction, a certified copy of the assessment shall be filed with the County Auditor on or before August 10th. The descriptions of the parcels reported shall be those used for the same parcels on the County Assessor's map books for the current year.

SECTION 905 – COLLECTION OF ASSESSMENT: PENALTIES FOR FORECLOSURE

The amount of the assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and procedure and sale in case of delinquency as provided for ordinary property taxes. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to such assessment.

If the legislative body of this jurisdiction has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as ordinary property taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for ordinary property taxes.

SECTION 906 – REPAYMENT OF REPAIR, SECURING AND DEMOLITION FUND

All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the treasurer of this jurisdiction, who shall credit the same to the repair and demolition fund.

(Ord. 2010-44s § 1 (part), 2010)

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.

Table 17C.10-1-H. Elements for a Complete Building Permit Application	
Description	Comments
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.20.060 Work Exempt from Permits.**
- 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.20.130 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.20.190 Appendix G – Flood-Resistant Construction.**

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, G, H, 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. 2010-44s § 2 (part), 2010; 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 101.4.6 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. 2010-44s § 2 (part), 2010; 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.20.060 Work Exempt from Permits.

Section 105.2 shall be amended by adding the following item 14:

14. One-story detached structures not exceeding 200 square feet in area, used by utility companies or Districts to protect equipment cabinets, switch gear, pumps, and similar equipment. Buildings are normally unoccupied buildings. This is not a storage building but an operational facility.

(Ord. 2010-44s § 2 (part), 2010)

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 109.2 of the International Building Code is deleted. See Section 17C.10.070, "Fees." (Ord. 2010-44s § 2 (part), 2010; Ord. 2004-30s § 3 (part), 2004)

17C.20.100 Building Permit Valuations.

Section 109.3 of the International Building Code is deleted. See Section 17C.10.070. (Ord. 2010-44s § 2 (part), 2010; Ord. 2004-30s § 3 (part), 2004)

17C.20.110 Work Commencing Before Permit Issuance.

Section 109.4 of the International Building Code is deleted. See Section 17C.10.080, "Investigation Fees." (Ord. 2010-44s § 2 (part), 2010; Ord. 2004-30s § 3 (part), 2004)

17C.20.130 Board of Appeals.

Section 113 of the International Building Code is deleted. See Section 17C.10.060, "Building and Fire Code Board of Appeals." (Ord. 2010-44s § 2 (part), 2010; 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 10.44 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. 2010-70s § 9, 2010; 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.

Section 3109.4 Residential Swimming Pools, is deleted. See Section 17C.30.010, "Adoption of the International Residential Code" and Section 17C.30.150, "Barrier Requirements." (Ord. 2010-44s § 2 (part), 2010; Ord. 2004-30s § 3 (part), 2004)

17C.20.190 Appendix G – Flood-Resistant Construction.

Appendix Section G101.3 Scope, is deleted and replaced as follows:

G101.3 Scope. The provisions of this appendix shall apply to all proposed development in a flood hazard area established in Title 18E Pierce County Code, including certain building work exempt from permit in Section 105.2.

This appendix is to be used in conjunction with the provisions of Title 18E Pierce County Code. The most restrictive provision shall govern.
(Ord. 2010-44s § 2 (part), 2010)

Chapter 17C.30

INTERNATIONAL RESIDENTIAL CODE

Sections:

- 17C.30.010 Adoption of International Residential Code.**
- 17C.30.020 Creation of Enforcement Agency.**
- 17C.30.030 Appointment.**
- 17C.30.040 Work Exempt from Permit.**
- 17C.30.045 Determination of Damage.**
- 17C.30.050 Time Limitation of Application.**
- 17C.30.060 Expiration.**
- 17C.30.070 Building Permit Fees.**
- 17C.30.080 Building Permit Valuation.**
- 17C.30.090 Refunds.**
- 17C.30.100 Board of Appeals.**
- 17C.30.110 Violation Penalties.**
- 17C.30.120 Maximum Height of Buildings.**
- 17C.30.125 Table R301.2(1) – Climate and Geographic Design Criteria.**
- 17C.30.130 Fire Sprinkler Systems.**
- 17C.30.140 Premises Identification.**
- 17C.30.150 Appendix G – Swimming Pools, Spas and Hot Tubs.**
- 17C.30.160 Appendix E – Manufactured Housing Used as Dwellings.**

17C.30.010 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 E, 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. 2010-44s § 7 (part), 2010; Ord. 2007-55s § 6 (part), 2007; Ord. 2004-30s § 5 (part), 2004)

17C.30.020 Creation of Enforcement Agency.

Section R103.1 of the International Residential Code is deleted. See PCC 17C.10.030, "Creation of Enforcement Agency." (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.030 Appointment.

Section R103.2 of the International Residential Code is deleted. (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.040 Work Exempt From Permit.

Section R105.2 of the International Residential Code is amended as follows:

1. One story detached 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 m²) and it is at least three feet from a property line.
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Decks, sidewalks, and driveways not more than 30 inches above grade at any point and not over any story or basement below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 7 Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18925 L) and are installed entirely above ground.
8. Self contained Spas and hot tubs installed entirely above ground and not connected to the potable water system nor to a drain into a septic or sewer system.
9. Swings and other playground equipment.
10. Window Awnings:
 - a. Fixed window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
 - b. Retractable window awnings, motorized or manual pull out, supported by an exterior wall that do not exceed 200 square feet (18.58 m²).
11. The re-roofing of Group R, Division 3 One and Two-Family Dwellings and Group U, private garages, carports and accessory structures 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.

12. The re-siding of Group R, Division 3 One and Two-Family Dwellings and Group U, private garages, carports and accessory structures.

This exemption does not apply to the replacement of wall sheathing nor to the replacement of the weather resistant exterior described in IRC Section 703.

13. Minor construction and alteration activities to Group R, Division 3 and Group U, private garages, 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, private garages, 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.
14. The installation or relocation of an accessory membrane-covered frame structure where the floor area does not exceed 576 square feet in area.

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. 2010-44s § 7 (part), 2010; Ord. 2007-55s § 6 (part), 2007; Ord. 2004-30s § 5 (part), 2004)

17C.30.045 Determination of Damage.

Section R105.3.1.1 of the International Residential Code is amended 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 Table R301.2(1), the Building Official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work.

For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its pre-damaged condition. If the Building Official finds that the value of proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage has occurred or the improvement is started, the finding may be appealed to the Building and Fire Code Board of Appeals.

Applications determined to constitute substantial improvement or substantial damage shall require all existing portions of the entire building or structure to meet the requirements of Section R322, and Pierce County Code, Title 18E.

(Ord. 2010-44s § 7 (part), 2010; Ord. 2007-55s § 6 (part), 2007)

17C.30.050 Time Limitation of Application.

Section R105.3.2 of the International Residential Code is deleted. See PCC 17C.10.110, "Application Expiration." (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.060 Expiration.

Section R105.5 of the International Residential Code is deleted. See PCC 17C.10.130, "Permit Expiration." (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.070 Building Permit Fees.

Section R108.2 of the International Residential Code is deleted. See PCC 17C.10.070, "Fees." (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.080 Building Permit Valuation.

Section R108.3 of the International Residential Code is deleted. See PCC 17C.10.070, "Fees." (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.090 Refunds.

Section R108.5 of the International Residential Code is deleted and replaced with the following:

Section 108.5 The Building Official is authorized to establish a refund policy.
(Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.100 Board of Appeals.

Section R112 of the International Residential Code is deleted. See PCC 17C.10.060, "Building and Fire Code Board of Appeals." (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.110 Violations.

Section R113 of the International Residential Code is deleted. See PCC 17C.10.050, "Violations and Penalties." (Ord. 2010-44s § 4 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.120 Maximum Height of Buildings.

Section R202 of the International Residential 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. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.125 Table R301.2(1) – Climatic and Geographic Design Criteria.

Footnote "g." to Table 301.2(1) shall be deleted and replaced with the following:

- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study, and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

References to coastal high-hazard areas (V zones) in Section R322 shall be designated as coastal flood zones and any reference to zone V shall be designated as a zone X as described in Pierce County Code, Title 18E.
(Ord. 2010-44s § 7 (part), 2010)

17C.30.130 Fire Sprinkler Systems.

Section R313 of the International Residential 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. A voluntarily installed automatic fire sprinkler system in townhouses or one- and two-family dwellings shall be in accordance with Appendix R, Dwelling Unit Fire Sprinkler Systems found in WAC 51-51-60105. (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.140 Premises Identification.

Section R319 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. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.150 Appendix G – Swimming Pools, Spas and Hot Tubs.

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

AG 105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas, and hot tubs requiring a permit. These design controls are intended to provide protection against potential drowning and near drowning by restricting access to swimming pools, spas and hot tubs.

- i. Exception: A swimming pool with a power safety cover or a spa/hot tub with a safety cover complying with ASTM F 1346.
- (Ord. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

17C.30.160 Appendix E – Manufactured Housing Used as Dwellings.

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

Chapter E Installation Standards for Mobile/Manufactured Homes.

Cross-references: RCW 43.22.340-43.22.445; WAC 296-150I; Pierce County Code Title 18A; National Fire Protection Association (NFPA) 501A

AE 101 Definitions for the Purposes of this Section.

- 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)"** as defined in PCC 18.25.030 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. **"Manufactured Home/Mobile Home"** as defined in PCC 18.25.030 means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home/mobile home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "manufactured home/mobile home" does not include park trailers, travel trailers, recreational vehicles, or other similar vehicles.
- K. **"Mobile Home"** as defined in PCC 18.25.030 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.
- L. **"Mobile home park"** as defined in PCC 18.25.030 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 or manufactured homes or recreational vehicles for permanent occupancy for residential purposes with or without charge. A mobile home park shall not include mobile home subdivisions or recreational vehicle parks or where mobile homes are permitted as a principal use and accessory dwelling unit on the same lot.
- M. **"Mobile home park," "manufactured housing community," or "manufactured/mobile home community"** as defined in RCW 59.20.030(10) means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy.
- N. **"Ramada"** means any free-standing roof or shade structure, installed or erected above a mobile/manufactured home or any portion thereof.

- O. **"Recreational vehicle" RCW 59.20.030(17)** means a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a mobile home lot.
- P. **"Recreation vehicle" WAC 296-150R-0020** is a vehicular type unit primarily designed as living quarters for recreational camping, travel, or seasonal use that either has its own motive power or is mounted on, or towed by, another vehicle. Recreational vehicles include: camping trailers, fifth-wheel trailers, motor homes, travel trailers, and campers.

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) 296-150I-0310. 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 8.
- 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 130 General Installation Requirements for Recreational Vehicles

Section AE130 applies to a recreational vehicle used as a primary residence placed in a manufactured/mobile home community, as defined in RCW 59.20.030. Installation or placement of a new and relocated recreational vehicles are regulated by the Revised Code of Washington (RCW) 36.01.225 and the Washington Administrative Code (WAC) 296-150R. Recreational Vehicles are required to be installed in accordance with the manufacturer's instructions.

Recreational vehicles are otherwise covered in PCC Title 18, Title 18A and Title 18E

AE 130.1 Recreational Vehicle – Application For Building Permit.

No recreational vehicle 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:

1. Payment of permit fees. The permit fee for recreational vehicles shall be the same as mobile/manufactured homes as set forth in PCC Chapter 17C.10, Table 1 G, item 8.
2. A mechanical permit is required for any gas piping connection.
3. A plumbing permit is required for connection to a water system and or a sewage disposal system.
4. A site plan showing only 1 recreational vehicle is being installed in an existing space within a manufactured/mobile home community.
5. The space where the recreational vehicle is being installed, requires utility hookups to meet state or federal building code standards for manufactured/mobile home communities; or includes one of the following provisions:
 - a. A recreational vehicle must contain at least one internal toilet and at least one internal shower; or
 - b. If the requirement in (5)(a) of this subsection is not met, a manufactured/mobile home community must provide toilets and showers.
6. The recreational vehicle must meet the setbacks established for manufactured/mobile homes located in the same manufactured/mobile home community. See Section AE 106.
7. The recreational vehicle must have a landing and stair meeting the requirements of Chapter 3 of the International Residential Code.
8. Recreational vehicles installed as a primary residence placed in a manufactured/mobile home community, shall be subject to the restrictions in PCC 18E for the placement of a dwelling in flood zones.

Exception: If the recreational vehicle is provided with approved quick-disconnects on all utilities and is readily movable in the event of a flooding event.

AE 130.2 Accessory Structures

Accessory structures associated with recreational vehicles shall meet the requirements of Sections AE 107 and AE 108.

AE 130.3 Required Inspections

The following inspections are required for the installation of recreational vehicles:

1. A "Final Inspection" is required for the installation of recreational vehicles and includes:
 - a. Setbacks
 - b. Address or space number
 - c. Confirming the placement is adequate and installed in an approved manner.
 - d. Landings, stairs, handrails and guards.
 - e. Final grade
 - f. Holds released, other departments approved.
2. Plumbing Inspection:
 - a. Water service connection, materials installed and connections.
 - b. Cross connection control approval or atmospheric vacuum breaker if hose connection.
 - c. Building drain line installed and connected.
 - d. Water heater relief line plumbed to the exterior and aimed down.

3. Mechanical connections:
 - a. Proper gas piping materials and connections when connected to site gas utility.
 - b. Mechanical and LPG tank permit(s)

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. 2010-44s § 7 (part), 2010; Ord. 2004-30s § 5 (part), 2004)

Chapter 17C.40

INTERNATIONAL MECHANICAL CODE

Sections:

- 17C.40.010 Code Adopted.**
- 17C.40.020 Department of Mechanical Inspection.**
- 17C.40.030 Appointment.**
- 17C.40.040 Expiration.**
- 17C.40.050 Fees.**
- 17C.40.060 Work Commencing Before Permit Issuance.**
- 17C.40.065 Fee Refunds.**
- 17C.40.070 Violations.**
- 17C.40.080 Means of Appeal.**

17C.40.010 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. 2010-44s § 4 (part), 2010; Ord. 2007-55s § 5 (part), 2007; Ord. 2004-30s § 10 (part), 2004; Ord. 99-24S § 11 (part), 1999)

17C.40.020 Department of Mechanical Inspection.

Section 103.1 of the International Mechanical Code is deleted. See Section 17C.10.030, "Creation of Enforcement Agency." (Ord. 2010-44s § 4 (part), 2010; Ord. 2004-30s § 10 (part), 2004)

17C.40.030 Appointment.

Section 103.2 of the International Mechanical Code is deleted. (Ord. 2010-44s § 4 (part), 2010; Ord. 2004-30s § 10 (part), 2004)

17C.40.040 Expiration.

Section 106.4.3. of the International Mechanical Code is deleted. See Section 17C.10.130, "Permit Expiration." (Ord. 2010-44s § 4 (part), 2010; Ord. 2004-30s § 10 (part), 2004)

17C.40.050 Fees.

Section 106.5 of the International Mechanical Code is deleted. See Section 17C.10.070, "Fees." (Ord. 2010-44s § 4 (part), 2010; Ord. 2007-55s § 5 (part), 2007; Ord. 2004-30s § 10 (part), 2004)

17C.40.060 Work Commencing Before Permit Issuance.

Section 106.5.1 of the International Mechanical Code is deleted. See Section 17C.10.080, "Investigation Fee." (Ord. 2010-44s § 4 (part), 2010; Ord. 2004-30s § 10 (part), 2004)

17C.40.065 Fee Refunds.

Section 106.5.3 of the International Mechanical Code is deleted and replaced by the following:

Section 106.5.3 The Building Official is authorized to establish a refund policy.
(Ord. 2010-44s § 4 (part), 2010)

17C.40.070 Violations.

Section 108 of the International Mechanical Code is deleted. See Section 17C.10.050, "Violations and Penalties." (Ord. 2010-44s § 4 (part), 2010; Ord. 2004-30s § 10 (part), 2004)

17C.40.080 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. 2010-44s § 4 (part), 2010; Ord. 2004-30s § 10 (part), 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 Permit 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 Fee Refunds.**
- 17C.50.100 Means of Appeal.**

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 Permit Fees.

Section 103.4.1. of the Uniform Plumbing Code is deleted. See Section 17C.10.070, Table 17C.10-1-D. (Ord. 2010-44s § 6 (part), 2010; 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 Fee Refunds.

Section 103.4.5 of the Uniform Plumbing Code is deleted and replaced by the following:

Section 103.4.5 The Building Official is authorized to establish a refund policy.
(Ord. 2010-44s § 6 (part), 2010; Ord. 2004-30s § 9 (part), 2004; Ord. 99-24S § 11 (part), 1999)

17C.50.100 Means of Appeal.

See Section 17C.10.060, "Building and Fire Code Board of Appeals." (Ord. 2010-44s § 6 (part), 2010)

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.

Table 17C.60-1. Permit Types and Fees*		
Permit	Type	Fee*
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

Table 17C.60-1. Permit Types and Fees*		
Permit	Type	Fee*
Flammable/Combustible Liquids – Remove or Abandon Tank	Construction	\$215.00 (First Tank, \$95 ea add'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 add'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 add'l)
Hazardous Material – Tank, Piping, Equipment, etc./Install, alter, etc.	Construction	\$350.00 (First Tank, etc-\$95 ea add'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	Construction	\$90.00
501 - 10,000	Construction	\$160.00
10,001 +	Construction	\$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

Table 17C.60-1. Permit Types and Fees*		
Permit	Type	Fee*
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.

TABLE 17C.60-2	
Square Footage	Fee
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.

TABLE 17C.60-3								
Required Fire Flow for Buildings Other than One- and Two-Family Dwellings (Group R Division 3) and Private Garages and Agricultural Buildings (Group U)								
Urban Area Only		Construction Type (1)					Rural Area Only	
DURATION (HOURS)	REQUIRED FIRE FLOW (GPM)	IA and IB	IIA and IIIA	IV-H.T. VA	IIB IIIB	VB	REQUIRED FIRE FLOW (GPM)	DURATION (HOURS)
		WHEN TOTAL FIRE AREA IN SQUARE FEET (3) IS EQUAL TO OR LESS THAN THESE VALUES						
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	GREATER	GREATER	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			GREATER	GREATER	GREATER	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.

TABLE 17C.60-4 Number and Distribution of Hydrants			
Minimum Fire Flow Requirement (GPM)	Minimum # Of Hydrants	Average Spacing Between Hydrants (in ft (1)(2))	Maximum Distance From Hydrant to Any Portion of Building (FT (3))
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.

TABLE 17C.60-5 Fire Protection Credits	
Options to Reduce Fire Flow (1)	% of Reduction Group R-3/U
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

TABLE 17C.60-6 Fire Protection Credit for Rural Fire Flow – Commercial	
Options to Reduce Fire Flow (1)	Reduction
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.

TABLE 17C.60-7 Minimum Fire Flow Requirements			
Type of Development	Location/Area	Fire Flow Required (G.P.M.)	Minimum Duration (minutes)
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

TABLE 17C.60-8	
Maximum Hydrant Spacing Based on Minimum Fire Flow Requirements	
Minimum Fire Flow Requirement (G.P.M.)	Average Spacing Between Hydrants (1, 2, 3, 4) (FT.)
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.

Table 17C.60-9 Records of Fire Protection System Inspections	
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

WASHINGTON STATE ENERGY CODES

Sections:

17C.70.010 Adoption of Washington State Energy Code.

17C.70.020 Violations.

17C.70.030 Means of Appeal.

17C.70.010 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. 2010-44s § 5 (part), 2010; Ord. 99-24S § 11 (part), 1999)

17C.70.020 Violations.

WAC 51-11-0106 is deleted. See Section 17C.10.050, "Violation and Penalties." (Ord. 2010-44s § 5 (part), 2010; Ord. 2004-30s § 7, 2004; Ord. 99-24S § 11 (part), 1999)

17C.70.030 Means of Appeal.

See Section 17C.10.060, "Building and Fire Code Board of Appeals." (Ord. 2010-44s § 5 (part), 2010)