

## Chapter 19.04

### BUILDING CODES

#### Sections:

- 19.04.010 Title
- 19.04.020 State Building Code Act RCW 19.27 Adopted
- 19.04.030 Department of Building Safety Established
- 19.04.031 City Building/Fire Official Designation
- 19.04.032 Snohomish County Fire District #4 Designation
- 19.04.033 Fire District Services Agreement
- 19.04.034 Policies and Procedures
- 19.04.035 Appeals of Orders, Decisions, or Determinations to City Land Use Hearing Examiner
- 19.04.036 Work Exempt from Permits
- 19.04.038 Substantially Damaged Buildings, Substantially Improved Buildings – Adherence to Adopted Codes
- 19.04.040 International Building Code and Standards Adopted with Amendments. WAC Chapter 51-50
- 19.04.041 International Building/Residential Code – Exception – Residential Use Structures under One Hundred Twenty Square Feet
- 19.04.042 International Building/Residential Code – Non-Residential Use Structures – Other Requirements
- 19.04.050 International Residential Code Adopted with Amendments. WAC Chapter 51-51
- 19.04.060 Uniform Plumbing Code and Standards Adopted with Amendments. WAC Chapters 51-56 and 51-57

- 19.04.070 International Fire Code Adopted with Amendments. WAC Chapter 51-54
- 19.04.080 International Mechanical Code and Appendices Adopted with Amendments. WAC Chapter 51-52
- 19.04.090 International Property Maintenance Code Adopted by Reference
- 19.04.140 Washington State Energy Code Adopted
- 19.04.170 Permit To Construct
- 19.04.180 Permit – Expiration – Renewal
- 19.04.190 Permit Issuance Prerequisite – Private Sewage Disposal Permit
- 19.04.200 Permit Fees – Generally
- 19.04.210 Fees
- 19.04.220 Permit Fees – Waived
- 19.04.230 Permit Fees – Basics
- 19.04.235 Permit Fees – Refunds
- 19.04.240 Permit Fees – Contributed
- 19.04.300 Approval of Application and Appeals
- 19.04.400 Code Adoption – Purpose
- 19.04.500 Disclaimer of Liability
- 19.04.510 Validity
- 19.04.520 Violation – Penalty – Effective

**19.04.010 Title.** This chapter shall be known as the “Snohomish City Building Code” and it will hereinafter be referred to as “the Code.” The Code shall consist of all State, International, or Uniform Codes included in or incorporated in this chapter including local amendments.

**19.04.020 State Building Code Act RCW 19.27 Adopted.** The State Building Code Act, RCW Chapter 19.27, is hereby adopted by reference.

**19.04.030 Department of Building Safety Established.** There is established in the City the Department of Building Safety and

shall be under the administration and operational control of the Building/Fire Official as approved by the City Manager. The Building/Fire Official shall have the power and duties as set forth in this chapter and as set forth in the model codes adopted by reference in this chapter. The Department of Building Safety shall be the “administrative agency” or “authority having jurisdiction” as may be referenced in any code adopted except where regulated or governed by another agency.

**19.04.031 City Building/Fire Official Designation.** The City of Snohomish designates the City Building Official as the City Fire Official, who shall be known as the City Building/Fire Official. Where the adopted codes reference Code Official shall mean Building/Fire Official.

**19.04.032 Snohomish County Fire District #4 Designation.** As may be referenced in the adopted codes for the City of Snohomish, known as the District.

**19.04.033 Fire District Services Agreement.** The City is the official responsible party for administration and enforcement of all fire codes. The District may designate an Agent to coordinate plan review, inspection, and enforcement activity with the City Building/Fire Official. Applicable fees shall be as established by City Council resolution.

**19.04.034 Policies and Procedures.** In addition to amendments located in the body of this adoption, the City Building/Fire Official may establish policies and procedures to clarify requirements for construction located within City Limits.

**19.04.035 Appeals of Orders, Decisions, or Determinations to City Land Use Hearing Examiner.** Upon adoption of this

chapter, all references to Boards of Appeals, Building Construction advisory and appeals board, hearing advisory and appeals board, or other appellate board in any code adopted by reference, shall be replaced with and shall refer to the City Land Use Hearing Examiner. Appeal fees shall be as established by City Council resolution.

**19.04.036 Work Exempt from Permits.** Work exempt from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Where referenced in the adopted codes, provisions for work exempt from permits shall mean this section. Unless regulated elsewhere, permits shall not be required for the following:

**Building:**

1. One story detached accessory structures used as tool and storage sheds; playhouses and similar uses provided the floor area does not exceed 120 square feet, provided that placement and setbacks of these structures are subject to the provisions of Snohomish Municipal Code (SMC) Title 14 Land Use Code. A minimum separation of 6 feet shall be maintained between any structures and the accessory structure.
2. Residential fences, except those located within the Historic Business District, or located on or within City right-of-way.
3. Oil derricks.
4. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

5. Temporary motion picture, television, and theater stage sets and scenery unless regulated elsewhere.
6. Prefabricated swimming pools accessory to a Group R-3 occupancy, which are less than 24 inches deep and do not exceed 5,000 gallons, and installed entirely above ground.
7. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems unless regulated elsewhere.
8. Swings and other playground equipment accessory to detached one and two family dwelling units unless regulated elsewhere.
9. Movable cases, counters, and partitions not over 5 feet 9 inches in height.
10. Limited grading of no more than six (6) cubic yards cut or fill, related to lawn or garden care only and that involves no work performed within any critical areas or buffers.

**Gas:**

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

**Mechanical:**

1. Portable heating appliance.
2. Portable ventilation, cooling, or evaporative equipment.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste, or vent pipe,

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

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

**Emergency Repairs:** Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within twenty-four hours or the next business day of the work being performed and the work shall be left exposed for inspection.

**Ordinary Repairs – Limitations:**

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

**Public Service Agencies:** A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, or metering or other related equipment that is under the ownership and control of public service agencies by established right, except where regulated under other applicable codes or regulations governed under the Snohomish Municipal Code.

**19.04.038 Substantially Damaged Buildings, Substantially Improved Buildings – Adherence to Adopted Codes.**

**General:** Where a building or structure has sustained substantial damage or where substantial improvements are proposed and the value of work exceeds fifty percent (50%) of the market value of the building or structure before the damage or the improvements, the entire building or structure shall be subject to and be brought into compliance with the applicable codes as for new construction.

Market value may be determined utilizing established Snohomish County Assessors Office, Tax Parcel Assessed Valuation, or an appraisal conducted on behalf of the applicant by a commercial appraisal service licensed to perform such work, and as approved by the Building/Fire Official.

**Exceptions:**

A. Work to Designated Historic Structures. Designated historic structures are an important facet in the City of Snohomish cultural history. To encourage preservation efforts and continued use of designated historic structures, where proposed work is estimated to exceed fifty percent (50%) of the market value of the structure prior to the proposed work, the entire structure shall not have to be brought in compliance with current code requirements provided the

proposed work is done in accordance with the requirements provided below:

1. The proposed work complies with the codes adopted by this chapter and all other applicable provisions of the Snohomish Municipal Code and other applicable state and federal laws and regulations.
2. Where proposed work does not impact and/or require the removal and/or alteration of load-bearing members that are essential to the structural frame.
3. Where proposed work does not involve all areas of the structure and the work does not impact load bearing members or the structural frame.
4. Where the proposed work involving load bearing members and/or the structural frame is limited to the installation of drywall and/or insulation.
5. To the extent that this chapter otherwise requires the installation of an automatic fire sprinkler system and/or automatic fire alarm system in the structure, that requirement(s) shall apply and no exception shall be made hereunder.
6. If the proposed work involves a change in use of the structure and the change of use triggers additional exiting requirements, such exiting requirements shall apply and no exception shall be made hereunder.
7. If the proposed work involves a change in use of the structure, the change of use shall be in accordance

with the Snohomish Municipal Code, including but not limited to this chapter and the Land Use Code contained in SMC Title 14.

8. Where the proposed work has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modifications or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility are technically infeasible. Alternate methods and materials may be utilized as approved by the Building/Fire Official.
  9. In no case shall the proposed work and/or change in use cause the structure to become unsafe, create an unsafe condition, and/or create a fire and life safety hazard.
- B. Where substantial damage or substantial improvements does not include the removal or cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load bearing support, or the rearrangement of parts of a structure affecting the egress requirements.
- C. Where other regulations govern specific or more restrictive adherence to the codes as adopted by the City.

**Definitions:**

Substantial Damage. For the purposes of this section, damage of any origin sustained by a

structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial Improvement. For the purposes of this section, any repair, reconstruction, rehabilitation, addition, or improvement of a building or structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however include where improvements are required to correct an existing health, sanitary, or safety code violation identified by the Building/Fire official under a Notice of Violation, Notice and Order, or Abatement of a Dangerous Building which are the minimum necessary to assure safe living conditions and/or reduce and/or eliminate fire and life safety hazards.

**19.04.040 International Building Code and Standards Adopted with Amendments. WAC Chapter 51-50.**

- A. The International Building Code, 2009 edition, published by the International Code Council, including the generic fire resistive assemblies listed in the Fire Resistant Design Manual, Eighteenth Edition, published by the Gypsum Association as referenced, and adopts Appendix Chapters C, E, G, H, I, J with additional local amendments. Appendix H – Signage is also regulated under SMC Title 14 Land Use Codes, Appendix J – Grading is also regulated by the City Engineer.
- B. Adoption includes fees as established by City Council resolution.

C. Amendments to the International Building Code.

Section 101.4 Referenced Codes is amended as follows:

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.

101.4.1 Electrical. Where referenced as the ICC Electrical Code shall be replaced with the National Electric Code. The authority having jurisdiction over this code is the Washington State Department of Labor and Industries, Electrical Division.

101.4.2 Gas. The provisions of the 2009 International Fuel Gas Code, and where applicable the 2009 National Fuel Gas Code (NFPA 54) and the 2009 Liquefied Petroleum Gas Code (NFPA 58) adopted under WAC Chapter 51-52.

101.4.3 Mechanical. The provisions of the 2009 International Mechanical Code WAC Chapter 51-52 shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings, and/or appurtenances, including ventilating, heating, cooling, air-conditioning, and refrigeration and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Plumbing. Where referenced as the International Plumbing Code

shall be replaced with the 2009 Uniform Plumbing Code. The provisions of the 2009 Uniform Plumbing Code, WAC Chapters 51-56 and 51-57 shall apply to the installation, alteration, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The authority having jurisdiction for regulation of private sewage disposal systems is the Snohomish Health District. The construction and installation of side sewers, water meter services, water, or sewer mains, or other related construction are also governed by the current adopted edition of the Snohomish Public Works Standards. Where, in any specific case, different sections of this code or other codes and standards adopted by the City specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

101.4.5 International Property Maintenance Code is adopted by reference in SMC 19.04.090. The City enforces multiple types of infractions under various Snohomish Municipal Codes. To enable unification of the processes for enforcement the provisions of the International Property Maintenance Code may be used.

101.4.6 Fire Prevention. The provisions of the 2009 International

Fire Code shall apply to matters affecting or relating to structures; processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property, or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration, or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation. Where, in any specific case, different sections of this code or other codes and standards adopted by the City specify different requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

101.4.7 Energy. Where referenced as the International Energy Code shall mean the 2009 Washington State Energy Code and shall apply to all matters governing the design and construction of buildings for energy efficiency. Where conflicts arise, the provisions of the Washington State Energy Code shall govern.

Section 103.3 Deputies is amended to add the following paragraphs:

Snohomish County Fire District #4, Chief Fire Officer or their designee, under the direction of the Building/Fire Official, is authorized and deputized to enforce the provisions of the fire and life safety requirements of this code. It shall be recognized that the City retains jurisdiction in all matters relating to

the adopted codes.

Snohomish Police Department, the Police Chief or their designee, under the direction of the Building/Fire Official, is authorized and deputized to assist in the enforcement of this code, including but not limited to assisting in the enforcement of Notices of Violations and/or Orders issued by the Building/Fire Official, Courts, or other jurisdictional powers.

Section 105.1 – Permits is amended to read as follows:

Section 105.1 Required. Except as specified in SMC 19.04.036, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first submit a complete permit application with the City and obtain the required permit.

Section 105.1.1 Annual Permit is not adopted.

Section 105.1.2 Annual Permit Records is not adopted.

Section 105.5 Expiration is amended by the addition of the following section:

Section 105.5.1. Detailed provisions for when a permit is considered valid, expired, and renewal requirements are provided in SMC 19.04.180.

Section 107.1 Submittal Documents is amended by the addition of the following paragraph:

The applicant may be required to provide a survey of the property at the time of submittal. The survey shall be prepared by a surveyor, licensed by the State of Washington to perform such work. Where there is insufficient information regarding, including but not limited to, a legal lot, property lines, easements, rights of way, or other requirements of the Snohomish Municipal Code, a survey shall be required. The costs of the survey shall be borne by the permit applicant.

Section 109.6 Refunds is amended by the addition of the following sentence:

The provisions applicable to refunds shall be in accordance with SMC 19.04.235.

Section 110.3 Required Inspections is amended to read:

Section 110.3 Required Inspections. The Building/Fire Official or their designee, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.12. It shall be the duty of the person performing the work to request required inspections in a timely manner and as the work progresses. This duty is extended and applicable to all required inspections within the adopted referenced codes.

110.3.1 Footing and Foundation Inspection. Footing and foundation inspections shall be

made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms, reinforcing steel, anchor bolts, or hold-downs shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.3.2 Concrete Slab and Under-Floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories, insulation, and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.

110.3.3 Lowest Floor Elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building/Fire Official.

110.3.4 Exterior Shear Walls. Includes exterior wall frame construction, covering, nailing, anchor bolt, or hold-down placement prior to placing permanent exterior wall covering. Alternate brace wall construction is considered part of this required inspection.

110.3.5 Frame Inspection.

Framing inspections shall be made after the roof deck sheathing, all framing, fire-blocking, and bracing are in place; and pipes, chimneys, and vents to be concealed are complete; and the rough electrical, plumbing, heating wires, pipes and ducts are approved. Interior shear walls to be inspected either prior to or at the time of this inspection. The rough electrical is to be inspected and approved by the Washington State Department of Labor and Industries – Electrical Division prior to receiving a framing inspection by the City of Snohomish.

110.3.6 Insulation Placement.

Insulation inspection shall be made after placement of batt or other insulation to exterior walls, floors, attics, or other conditioned space. Baffles in attic spaces, under-floor where vents are placed in rim joists. An insulation certificate shall be on site at the time the final inspection is conducted.

110.3.7 Lath and Gypsum Board Inspection.

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

110.3.8 Fire and Smoke Resistant Penetrations. Protection

of joints and penetrations in fire resistance rated assemblies, smoke barriers, and smoke partitions shall not be concealed from view until inspected and approved.

110.3.9 Energy Efficiency Inspections.

As required by the Washington State Energy Code as adopted under RCW Chapter 19.27.

110.3.10 Other Inspections.

In addition to the inspections specified above, the Building/Fire Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.11 Special Inspections.

For special inspections, see IBC Chapter 1704. The Building/Fire Official shall also be notified when work requiring special inspection is ready for inspection to ensure compliance with adopted codes. IBC Chapter 1704 does not negate required inspections by the Building/Fire Official.

110.3.12 Final Inspection.

The final inspection shall be made after all work required by the building permit is completed. A final electrical inspection and approval by the Washington State Department of Labor and Industries – Electrical Division is required prior to calling for a final inspection by the City of

Snohomish. Where requirements by other City Departments or Agencies are imposed, approval by the specific department or agency must be obtained prior to requesting final inspection by this Department.

Section 111.3 Temporary Occupancy is amended by the addition of the following paragraph:

All requirements imposed or conditions of permit approval must be completed and approved by the City before the Building/Fire Official will grant occupancy of a building or structure. Temporary certificates of occupancy or temporary occupancy will not be approved by the Building/Fire Official without first obtaining the approval of the Planning and Development Services Director or City Manager.

Section 113 – Titled Board of Appeals is hereby amended to read:

Section 113 – Appeal of Orders, Decisions or Determinations to City Land Use Hearing Examiner.

Section 113.1 General is amended to read as follows:

Section 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building/Fire Official relative to the application and interpretation of this code, shall be made in writing to the City Land Use Hearing Examiner by the appellant pursuant to SMC 19.04.035.

Section 114 Violations.

Section 114.4 Violation Penalties is amended to read as follows:

Section 114.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure, occupies or uses a building or structure in violation of this code, the approved construction documents or directive of the Building/Fire official, or a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed in SMC 19.04.520.

Section 115 Stop Work Order.

Section 115.3 is deleted and replaced by the following:

Section 115.3 Unlawful Continuance. Any person who shall continue any work after having been served with a stop work order, except where a person is directed by the Building/Fire Official to perform work to remove a violation or unsafe condition, shall be subject to the penalties as prescribed in SMC 19.04.520.

Section 117 Relocated or Moved Building(s) is hereby added to read as follows:

Section 117.1 Relocated or Moved Buildings. Relocated or moved buildings or structures shall comply with the provisions of this section. The Building/Fire Official may not require compliance with all energy efficient standards or other

requirements for new construction except where the scope of work is considered a substantial improvement under SMC 19.04.038.

Section 117.2 Scope of Work. Requirements based on the scope of work may be determined on a case by case basis prior to issuance of the building permit.

Section 117.3 Structural Evaluation. Relocated or moved buildings shall be evaluated by a structural engineer licensed by the State of Washington to perform such work prior to the relocation or moving of a building, with written findings provided to the Building/Fire Official. Buildings which are determined to be structural unsound shall not be relocated or moved until the building can be made structurally sound.

Section [F] 501.5 Fire District - Electronic/CAD Plan Set is hereby added to read as follows:

Section [F] 501.5 Fire District - Electronic/Cad Plan Set. Prior to final approval and issuance of a Certificate of Occupancy, the permit holder shall provide the Fire District with an electronic/CAD plan set on a format utilized by the Fire District. The plan set shall contain detailed site plans, floor plans, fire protection/suppression systems, exiting systems, fire fighter hazards, fire hydrant locations and valves, fire department connections and locations of any and all fire department emergency communication equipment, or other information as required by the Fire District. The building and/or property owner is responsible for providing updated electronic/CAD

plan sets upon changes in occupancy, tenant improvement, or changes to the site.

Section 504.2 Automatic Sprinkler System Increase is amended by revising the exceptions to read as follows:

Exceptions:

1. Buildings or portions of buildings, classified as a Group I-2 Occupancy of Type IIB, III, IV, or V construction.
2. Buildings or portions of, classified as a Group H-1, H-2, H-3, or H-5.
3. Fire resistance rating substitution in accordance with Table 601, note d.
4. Where the automatic sprinkler system is required due to the lack of available water supply for fire fighting purposes, or emergency response apparatus access is not provided in accordance Section [F] 503.2.

Section [F] 504.3 Stairway Access to Roof is amended to read as follows:

Section [F] 504.3 Stairway Access to Roof. New buildings three or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3 percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1009.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other

purposes, stairways shall be provided as required for such occupancy classification.

Section [F] 505.2 Premises Identification is amended by the addition of the following paragraph:

Letters or numbers shall be a minimum of six inches high (6 inches, 78 mm) for residential and a minimum of twelve inches (12 inches) high for commercial. Note: For the purposes of adoption, an error in the published edition of the International Building Code references a section of the International Fire Code that is incorrect, namely Section [F] 501.2. Until the published edition of the International Building Code (IBC) is corrected, this paragraph shall also amend the erroneous section referenced as [F] 501.2, as published.

Section 901.2.1 Key Boxes is hereby added to read as follows:

Section 901.2.1 Key Boxes. A key box shall be installed on all buildings, occupancies, or premises that are equipped with a fire protection system, and all other buildings or appurtenances where immediate access may be necessary. The key box shall be of an approved type and installed in a location recommended by the District and shall contain keys necessary to gain access. The model number and type shall be determined by the Fire District. (See also reference 09 IFC Section 506).

Exceptions: 1) Single family

residences not used as bed and breakfast.

Section 903 Automatic Sprinkler Systems.

Section [F] 903.1 General is deleted and replaced by the following:

Section [F] 903.1 General. An automatic sprinkler system shall be installed in all occupancies where the total gross floor area is 5,000 square feet or more regardless of fire barriers or fire walls. For the purposes of this section, fire barriers or fire walls shall not be used to define separate buildings or uses. Where the code requirements for automatic sprinkler systems are more restrictive than this section, the more restrictive requirements shall govern. Additional requirements are also located in the SMC 19.04.070 Section 508.1.1.

Sections [F] 903.2.1.1 through [F] 903.2.10.1 are amended to read as follows:

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

1. The total gross floor area is 5,000 square feet or more pursuant to Section [F]903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.

4. The occupancy contains a multi-theater complex.

Section [F] 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section [F]903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.

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

1. The total gross floor area is 5,000 square feet or more pursuant to Section [F] 903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.

Section [F] 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section [F]903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.

Section [F] 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in concession stands, retail areas, press boxes, and other accessory use areas in excess of 1,000 square feet regardless of fire barriers or fire walls.

Section 903.2.1.6 Nightclubs. An automatic sprinkler system shall be provided throughout Group A-2 Nightclubs, regardless of gross floor areas and where the established occupant load exceeds 100 and may establish an occupant load based on the observed use of the occupancy in accordance with Table 1004.1.1.

Section [F] 903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies and Group B ambulatory health care facilities where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section [F]903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a

floor other than the level of exit discharge.

4. Four or more care recipients are incapable of self preservation.

Section [F] 903.2.3 Group E. An automatic sprinkler system shall be provided in all Group E occupancies. This requirement includes:

1. Throughout existing Group E occupancies where substantial improvements or substantial damage has or is occurring.
2. Portable classrooms where a cluster of classrooms exceeds 5,000 square feet, and clusters of portable school classrooms shall be separated as required in Chapter 5 of the Building Code.
3. Portable classrooms regardless of floor area shall be provided with a UL listed monitored fire alarm system, and shall be interconnected to the fire alarm system of permanent buildings such that upon activation will cause the entire fire alarm system to initiate.
4. A minimum water supply and fire flow meeting the requirements of International Fire Code Appendix B shall be required.

Exceptions: Portable school classrooms, provided: 1) The aggregate area of clusters of portable classrooms does not exceed 5,000 square feet. 2) Cluster of portable classrooms shall be separated as required in Chapter 5. 3) Each portable

classroom is equipped with a monitored, automatic fire alarm system interconnected to the main fire alarm control panel.

Section [F] 903.2.4 Group F. An automatic sprinkler system shall be provided for all Group F occupancies regardless of floor area, fire barriers, or fire walls.

Section [F] 903.2.4.1 Woodworking Operations. An automatic sprinkler system shall be provided throughout all occupancies that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials.

Exceptions:

1. Where the scope of woodworking operations presents a fire hazard, an automatic sprinkler system may be required regardless of floor area.
2. Where existing woodworking operations are found to present a fire hazard, and the fire hazard cannot be reduced or eliminated based on the scope of the operation, an automatic sprinkler system may be required regardless of floor area.

Section [F] 903.2.5 Group H. An automatic sprinkler system shall be provided for all Group H occupancies regardless of floor area, fire barriers, or fire walls. Where buildings or structures contain an H occupancy, they shall also be

provided with an automatic sprinkler system. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] Table 903.2.5.2  
Group H Sprinkler Design Criteria

Location	Occupancy Hazard Classification
Fabrication Areas	Ordinary Hazard Group 2
Service Corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

Section [F] 903.2.5.3 Pyroxylin Plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored, or handled in quantities exceeding 100 pounds (45 kg).

Section [F] 903.2.6 Group I. An automatic sprinkler system shall be provided throughout all buildings containing Group I occupancies regardless of floor area, fire barriers, or fire walls.

Section [F] 903.2.6.1 Group LC. An automatic sprinkler system shall be provided throughout all buildings containing Group LC

occupancies regardless of floor area, fire barriers, or fire walls.

Section [F] 903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing Group M occupancies regardless of floor area, fire barriers, or fire walls, including Group M occupancies used for the display and sale of upholstered furniture.

Section [F] 903.2.7.1 High-Piled Storage. An automatic sprinkler system shall be provided in accordance with the International Fire Code where storage of merchandise is in high piled or rack storage arrays. Where high piled storage is provided in other occupancies, regardless of floor area, an automatic sprinkler system shall be required.

Section [F] 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R occupancy regardless of floor area, fire barriers, or fire walls.

Section [F] 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where one of the following exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section [F]903.1.
2. A Group S-1 is located more than three stories above grade plane.

Section [F] 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages where:

1. The total gross floor area is 5,000 square feet or more pursuant to Section [F]903.1.
2. Buildings with a repair garage servicing vehicles parked in the basement.
3. Used for the repair or storage of vehicles including commercial trucks and buses.

Section [F] 903.2.9.2 Bulk Storage of Tires. An automatic sprinkler system shall be provided throughout all buildings where bulk storage of tires occurs regardless of gross floor area, fire barriers, or fire walls. The automatic sprinkler system shall be designed for the highest hazard.

Section [F] 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

Exception: Enclosed parking garages located beneath R-3 occupancy as applicable in section 101.2.

Section [F] 903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout all buildings used as commercial

parking, including storage of commercial trucks and buses pursuant to Section [F] 903.1.

Section [F] 903.2.11.3 Buildings of Three Stories or 35 feet in Height or More is amended to read as follows:

Section [F] 903.2.11.3 Buildings of Three Stories or 35 feet in Height or More. An automatic sprinkler system shall be installed throughout buildings that are three stories or 35 feet or more in height above the lowest level of fire department vehicle access.

Exceptions: 1. Airport control towers.

Section [F] 903.3.1.3 NFPA 13D Sprinkler Systems is amended to read as follows:

Section [F] 903.3.1.3 NFPA 13D Sprinkler Systems. Where allowed, automatic sprinkler systems in one and two family dwellings may comply with NFPA 13D, provided the fire sprinkler system has a separate tap to the water main, and is not part of the domestic water supply or plumbing to or within the dwelling.

Sections [F] 903.3.5 Water Supplies is amended to read:

Section [F] 903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section:

1. The automatic sprinkler system water supply shall have a separate tap to the City Water Main, and shall not be used in

conjunction with, or part of, or as a domestic water service.

2. Where a dedicated fire main is provided, domestic water service or other potable water use connections shall be prohibited.
3. Where required fire flow demand exceeds the available water supply provided by the water purveyor, the applicant may be required to upgrade, extend, or construct the purveyors water mains to provide fire flow including the installation of additional hydrants or looping of water mains, except where regulated elsewhere. Where automatic sprinkler systems are installed, the required fire flow demand may be reduced by fifty percent (50%) provided the available water supply can still provide the reduced fire flow demand.
4. Where shut off valves are installed or located below grade, a valve cover lid shall be provided and shall be accessible at all times. The valve lid shall be permanently marked with letters that read "Fire Sprinkler," and be permanently marked with red paint.

Section [F] 903.3.5.1 Domestic Services is amended to read as follows:

Section [F] 903.3.5.1 Domestic Services. Domestic water services shall not be used for the water supply for the automatic sprinkler system.

Section [F] 903.3.5.1.2 Residential Combination Services is amended to

read as follows:

Section [F] 903.3.5.1.2 Residential Combination Services. Where allowed, residential combination services that provide both residential domestic services and automatic sprinkler system supply shall be plumbed so that termination, shut-off, maintenance, or removal of the residential domestic water service shall not impair or prevent operation of the automatic sprinkler system. In any case, water supply for the automatic sprinkler system shall not supply or be capable of supplying residential domestic services, especially where the residential domestic water service has been interrupted by termination, shut-off, maintenance, or removal. Combination services shall be regulated as a required automatic sprinkler system and subject to the penalty section, including termination of occupancy until such time the system is brought into compliance.

Section [F] 903.3.7 Fire Department Connections (FDC) is hereby added to read as follows:

Section [F] 903.3.7 Fire Department Connections (FDC). Fire department connections shall be a minimum distance of 50 feet from the building it serves. Where lot size may not allow the minimum distance to be met, an alternative location may be considered. The location of the FDC shall be approved by both the Building/Fire Official and Fire District. Fire hose thread and fittings used in connection with or part of an automatic sprinkler system shall be as prescribed by the Fire District.

Section [F] 903.3.7.1 Locking Fire Department Connection (FDC) Caps. Locking FDC caps are required on all fire department connections. The locking cap shall be of the type approved by Fire District #4.

Section [F] 903.3.7.2 Existing Fire Department Connections (FDC) Caps. Where existing fire department connections are found to be unsecured, locking FDC caps shall be installed. Prior to installation of the locking FDC caps, the property owner shall have the FDC line flushed to ensure any or all obstructions are removed. The work shall be performed by a person, firm, or corporation licensed by the State of Washington to perform work on fire sprinkler systems. A written certification report indicating the FDC line is clear and operational shall be forwarded to the City.

Section [F] 907 Fire Alarm and Detection Systems Requirements is amended to read as follows:

Section [F] 907.1 General. All occupancies hereinafter constructed or improved which exceed 3,000 square feet of gross floor area, and single family residences with bed and breakfast rooms regardless of floor area, shall be provided with a UL listed, monitored and approved automatic fire detection system. For the purposes of this subsection, the total gross floor area shall be based on the completed, attached building, regardless of any fire barriers or fire walls.

Where required under Section [F] 907 to install manual devices, those sections shall be amended to read both automatic and manual devices for the purposes of this section.

Exceptions:

1. Single Family Residences not used as bed and breakfast rooms.
2. Except where required, buildings containing compliant fire sprinkler systems may be allowed to omit area smoke detectors.

Section [F] 907.2.6.4 LC Occupancies is hereby added to read as follows:

Section [F] 907.2.6.4 LC Occupancies. Licensed care occupancies shall install an automatic fire detection system regardless of floor area, fire barriers, or firewalls. Other fire protection requirements may be required.

**19.04.041 International Building/Residential Code – Exception – Residential Use Structures less than one hundred twenty square feet.**

A structure less than one hundred twenty square feet in size, designed for use as a storage or tool shed, may be placed on a legal lot in Snohomish without a building permit provided the following provisions are met:

- A. Applicable provisions of SMC Title 14.
- B. The structure does not create a fire and life safety hazard by virtue of the use, and a minimum 6 foot clearance is provided between combustible construction and the structure.

- C. The structure will not be fastened to a permanent foundation.
- D. Only one unpermitted residential use structure shall be allowed on a legal lot unless allowed elsewhere.

**19.04.042 International Building/Residential Code – Non-Residential Use Structures – Other Requirements.** A permit is required for structures used for but not limited to, espresso stands, temporary construction trailers, and similar uses, and the following provisions met:

- A. The site and proposed structure shall comply with all applicable provisions of SMC Title 14.
- B. The structure shall be connected to City of Snohomish water, sewer, and storm utilities including payment of applicable connection fees, and subject to applicable provisions of the City of Snohomish Public Works Standards.
- C. Applicable provisions of the International Building, Fire, Mechanical, Uniform Plumbing Code, and the Washington State Energy Code.

**19.04.050 International Residential Code Adopted with Amendments. WAC Chapter 51-51.** The 2009 edition of the International Residential Code as published by the International Code Council is hereby adopted as amended herein and including Appendix Chapter G. Adoption includes fees as established by City Council resolution.

Section [EB] R102.7 Existing Buildings is amended to read as follows:

Section R102.7 Existing Buildings.  
The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically adopted, regulated under other requirements of the Snohomish Municipal Code, or as deemed necessary by the Building/Fire Official for the general safety and welfare of the occupants and the public.

Section R102.7.1 Additions.  
Alterations or repairs to any structure shall conform to that required for a new structure and SMC 19.04.038. Additions, alterations, or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

Section [EB] R110.2 Change of Use is amended to read as follows:

Section R110.2 Change of Use.  
Changes in the character or use of an existing structure shall not be made without approval of the Building/Fire Official in accordance with the applicable adopted codes or other regulations of the Snohomish Municipal Code. Depending on the change of use, the existing structure may be required to meet the provisions of the International Building Code.

**19.04.060 Uniform Plumbing Code and Standards Adopted with Amendments. WAC Chapters 51-56 and 51-57.** The 2009 edition of the Uniform Plumbing Code and Standards, as published by the International Association of Plumbing and

Mechanical Officials, excluding Chapter 12 and 15 is hereby adopted including Appendix Chapters A, B, D, E, L. Adoption includes fees as established by City Council resolution.

The following subsection is added to Section 102.3 Violations and Penalties:

Section 102.3.3. Violations and Penalties. Violations and penalties shall be in accordance with SMC 19.04.520.

Section 102.4 Appeals is hereby added to read as follows:

Section 102.4 Appeals. All persons shall have the right to appeal a decision of the authority having jurisdiction. Appeals shall be made to the City Land Use Hearing Examiner in accordance with SMC 19.04.035.

Section 103.3.4 Expiration is amended by adding the following sentence:

Expiration of permits shall be in accordance with SMC 19.04.180.

Section 103.4.1 Permit Fees is amended by adding the following sentence:

Permit fees shall be assessed as established by City Council resolution.

Section 103.4.2 Plan Review Fees is amended by adding the following sentence:

Plan review fees shall be assessed as established by City Council resolution.

Section 103.4.5 Fee Refunds is amended to read:

Section 103.4.5 Fee Refunds. Fee refunds shall be in accordance with SMC 19.04.235.

Section 312 Independent Systems is amended to read:

Section 312 Independent Systems.

Section 312.1 Drainage Systems. Drainage systems of each new building and of new work installed in any existing building shall be separate and independent from that of any other building and when available, every building shall have an independent connection to the public sewer or public storm system. Where public sewer is not available, a connection to a private sewer may be permitted by the City Engineer, provided that when the public sewer is available, the drainage system shall be connected to the public sewer in accordance with the Snohomish Municipal Code. Connection fees shall be as set forth by City Council resolution.

Section 312.2 Domestic Potable Water and Fire Sprinkler Water Supply. Domestic potable water and fire sprinkler systems water supply shall be separate and independent of each other. A separate connection to the City public water supply shall be required. Where existing domestic potable water has been plumbed into a fire sprinkler system water supply, the connection shall be separated and plumbed to provide separate and independent systems. Domestic potable water shall be connected to a City water meter in accordance with

the Snohomish Municipal Code.

Section 312.3 Water Meters. The City may require separate water meter installation and services on multi-family or multi-tenant use buildings including properties where a condominium conversion has occurred. The costs of the installation and services shall be in accordance with SMC Chapter 15.04 and shall be borne by the applicant/property owners.

Section 312.4 Reclaimed Water Systems. Where reclaimed water systems allow the introduction of potable water, such as engineered car wash equipment; each system shall be separate and independent of each other. The potable water system shall be protected by the installation of an approved RPBA backflow assembly in accordance with SMC Chapter 15.10. Piping for reclaimed water systems shall be labeled as “Non-Potable Water” to avoid confusion.

Reclaimed water systems shall only be installed and used for lawn irrigation systems, except that engineered car wash equipment that utilizes reclaimed water to reduce the demand on the City water supply are permitted.

Section 505.7 Expansion Tank is hereby added to read as follows:

Section 505.7 Expansion Tanks. The installation of an expansion tank shall be required for all hot water tanks, boilers, or other heating device of domestic potable water hereinafter installed, moved, or replaced. A pressure regulator or

check valve is installed on the City supply side of the meter at the time of installation causing the water system to become a closed system.

Section 603.1 Approval of Devices or Assemblies is amended by adding the following paragraph:

Tables 4-1 Relative Level of Protection, 4-2 Mandatory Service Isolation, 4-3 Recommended Service Isolation, and 4-4 Recommended Protection at Fixtures and Equipment as published by the Pacific Northwest Section, American Water Works Association adopted under SMC Chapter 15.10 are hereby adopted by reference. Where the Tables are more restrictive than the requirements of this code, the more restrictive requirements shall govern.

Chapter 7 Sanitary Drainage is amended by adding the following paragraph:

Chapter 7  
Sanitary Drainage

NOTE: Where the adopted Snohomish Public Work Standards or SMC Title 15 does not provide design or regulatory requirements, this section will prevail. Where strict adherence is not feasible, the City Engineer, upon written application, may approve alternate methods of design and installation on a case by case basis. Where a conflict arises between this Chapter and the Public Work Standards, the most restrictive shall govern.

**19.04.070 International Fire Code Adopted with Amendments. WAC Chapter 51-54.** The 2009 edition of the

International Fire Code, published by the International Code Council is adopted with the following amendments and including Appendix Chapters B, C, D, E, F, G. Adoption includes fees as established by City Council resolution.

Section 102.6 Historic Buildings is amended to read as follows:

Section 102.6 Historic Buildings.

The construction, alteration, repair, enlargement, restoration, relocated or moved buildings or structures that are designated as historic buildings by the State of Washington or local ordinance, when such buildings or structures do not constitute a distinct hazard to life or property shall be in conformance with the provisions of the applicable governing code. Where substantially damaged or substantially improved, the requirements of SMC 19.04.038 may be used.

Section 105.1 Permits Required is amended by adding the following paragraph:

The City may institute an annual certificate of occupancy. Upon implementation occupancy permits shall be renewed annually and subject to an annual inspection. Fees shall be established by City Council resolution.

Section 105.7.11 Private Fire Hydrants is amended to read:

Section 105.7.11 Private Fire Hydrants. All new fire hydrants and water mains are required to be constructed within City easements or rights-of-way. Private fire hydrants are generally discouraged. Where a

private fire hydrant will be connected to a City water main, a construction permit must be obtained and a City water meter installed in accordance with SMC Chapter 15.04. The size of the water meter shall be no less than a 6 inch water meter. The costs of the City water meter and monthly utility rate shall be established by City Council resolution or ordinance. An approved backflow prevention assembly is required for all private fire hydrants. All private fire hydrants shall be accessible to the Fire District or Water Purveyor at all times and are solely for the use of fire protection activities.

Retroactive Application: When discovered, existing private fire hydrants may be required to comply with this section at the discretion of the City Engineer.

Section 106.2 Inspections is amended by adding the following paragraph:

Pursuant to Section 105.1, an annual operating permit and inspection may be conducted for operations as set forth in Section 105.6. Upon implementation of the annual Certificate of Occupancy/Annual Operating Permit program, fees collected may be used to offset the costs of staffing, resources, and enforcement.

Section 108.1 Board of Appeals is amended to read as follows:

Section 108.1 Appeals to the Hearing Examiner. Appeals of Orders, Decisions or Determinations shall be made to the City Land Use

Hearing Examiner pursuant to SMC 19.04.035.

Section 111.4 Failure to Comply relative to stop work orders is amended to read:

Section 111.4 Failure to Comply. Any person who shall continue any work after having been served with a Stop Work Order, or other means of notification to Stop Work, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to SMC 19.04.520 Violation – Penalty – Effective.

Section 308.1.4 Open Flame Cooking Devices is adopted and amended to read as follows:

Section 308.1.4 Open Flame Cooking Devices. Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or decks or within 10 feet of combustible construction. This includes liquefied petroleum gas fired cooking devices having LP gas containers with a water capacity greater than 2.5 pounds (nominal 1 pound LP gas capacity).

Exceptions:

1. Residential dwellings or units, provided that the cooking equipment and ignition sources are maintained and controlled in a safe manner and does not create a fire and life safety hazard.
2. Where buildings, balconies, and decks are protected by an

automatic fire sprinkler system.

Section 501.5 Electronic/CAD Plan Set is hereby added to read as follows:

Section 501.5 Fire Department Electronic/CAD Plan Set. Prior to final approval or issuance of a Certificate of Occupancy, the Fire District shall be provided with an electronic/CAD plan set. The CAD format shall be approved by the Fire District. The plan set shall contain detailed site plans, floor plans, fire protection/suppression systems, exiting systems, fire fighter hazards, fire hydrant locations and valves, fire department connections and locations of any and all fire department emergency communication equipment, or other information as required by the Fire District. The building and/or property owner is responsible for providing updated electronic/CAD plan sets due to changes in occupancy, tenant improvement, or changes to the site.

Section 502 Definition of Fire Apparatus Access Road is amended to read:

Emergency Response Apparatus Access Road. A road that provides emergency fire apparatus or vehicle access from a fire station or police station to a facility, building, or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, and access roadway. Where the codes reference fire department apparatus access, shall mean emergency response apparatus access.

Section 503 Fire Apparatus Access is adopted.

Section 503.2 Specifications is amended to read as follows:

Section 503.2 Specifications. Emergency response apparatus access roads shall be in conformance with Sections 503.2.1 through 503.2.9, and in accordance with the regulations based on the type of development pursuant to Section D104 Commercial and Industrial Development; Section D105 Aerial Fire Apparatus Access Roads, Required; Section D106 Multiple-Family Residential Development; and D107 One and Two Family Dwelling Residential Development.

Section 503.2.1 Dimensions is amended to read as follows:

Section 503.2.1 Dimensions. Street design shall provide an unobstructed width of not less than twenty (20) feet, exclusive of shoulders, except for approved security gates in accordance with Sections 503.2.9 and 503.6, and an unobstructed vertical clearance of not less than 14 feet. Street design methods for local access street designations shall be in accordance with Section 503.2.1.1 and the provisions of this Chapter.

The purpose of this section is to allow performance-based requirements for street design and emergency response apparatus access, to achieve the following purposes:

1. A reasonable level of life safety and property protection from the hazards

of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety to fire fighters and emergency responders during emergency operations.

2. On new and existing fire apparatus access roads required by and regulated by this code, establish requirements consistent with nationally and internationally recognized good practice for achieving a reasonable level of overall life safety, by taking into account and balancing the need to prevent road traffic deaths and injuries and the need to safeguard against the hazards of fire, explosions, and other dangerous conditions.

Where an existing street is restricted or inaccessible due to terrain, grade, or location for emergency response apparatus access, and cannot be brought into conformance with this section, all buildings constructed that utilize the existing street shall be provided with an automatic fire sprinkler system.

Section 503.2.1.1. Local Access Street Designation is hereby added to read as follows:

Section 503.2.1.1 Local Access Street Designation. In new development utilizing local access streets where the curb to curb width

is twenty-eight feet with parking on both sides of the street, resulting in an unobstructed drivable width of twelve to fourteen feet, shall provide dedicated emergency response apparatus access in accordance with the following requirements:

A. At spaced intervals provided below, a minimum unobstructed drivable area that is twenty-foot wide by forty foot long by the use of:

1. Designated Driveways. Side by side driveways or side by side driveways with a landscape strip in between at spaced intervals every two hundred feet. Designated driveways shall be provided with an approved method of demarcation and maintained so that no encroachment into the emergency response apparatus access can occur.
2. Designate No Parking Areas. Appropriately signed no parking areas at spaced intervals of one hundred fifty feet. It is recognized that traffic cueing may utilize this area.
3. Violations of this provision. The Snohomish Police Department is authorized to issue traffic citations where violations of these provisions occur.

B. Street connectivity shall be accomplished by internal street grid systems or by connection to the City's street grid system in accordance with the following:

1. Street connections that intersect with other streets to form a street grid system at spaced intervals every two hundred feet. Where buildings or structures are provided with automatic fire sprinkler systems, the spaced intervals may be increased to four hundred feet.
  2. Street connection shall provide for primary and secondary emergency response apparatus access and circulation.
  3. Remoteness Requirement. Depending on the type of development occurring, where two independent separate emergency response apparatus access points are required, they must be separate of each other by one half the diagonal distance of the development. Where interior street grids directly intersect the City's public street grid system providing multiple separate and independent emergency response apparatus access points, the provisions for remoteness are considered to be met.
- C. Fire Hydrants and Street Width Requirements. A twenty-six foot wide by forty foot long clear unobstructed width shall be provided at fire hydrants for Emergency Response Apparatus Access and operations.

1. Permitted temporary uses. Except for the first three feet around the fire hydrant, combined mail box units placement may be permitted and temporary vehicular traffic accessing the combined mail box units are allowed. Pursuant to the State of Washington Traffic Code, vehicles that are permitted to load and unload may utilize this area.

Section 503.2.2 Authority is amended to read as follows:

Section 503.2.2 Authority. The Building/Fire Official or Fire District shall have the authority to require an increase in the minimum access widths where the street design is inadequate for fire or rescue operations.

Section 503.2.3 Surface is amended to read as follows:

Section 503.2.3 Surface. Emergency response apparatus access roads shall be designed and maintained to support the imposed loads of emergency response apparatus and shall be surfaced to provide all-weather driving capabilities. The imposed load design shall be capable of supporting 75,000 pounds.

Section 503.2.4 Turning Radius is amended to read as follows:

Section 503.2.4 Turning Radius. The required turning radius shall be no less than 25', except that cul-de-sacs, hammerheads, and wye turnarounds shall provide a minimum of 28'.

Section 503.2.5 Dead Ends is amended to read as follows:

Section 503.2.5 Dead Ends. Dead end emergency response apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning emergency response apparatus around. This shall be accomplished through an approved cul-de-sac, hammerhead, or wye.

Section 503.2.6 Bridges and Elevated Surfaces is amended to read as follows:

Section 503.2.6 Bridges and Elevated Surfaces. Where a bridge or an elevated surface is part of an emergency response apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry a minimum 75,000 pounds imposed loads. Vehicle load limits shall be posted at both entrances to bridges when required by the Building/Fire Official. Where elevated surfaces designed for emergency response apparatus or vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs, or both shall be installed and maintained when required by the Building/Fire Official or Fire District.

Section 503.2.7 Grade is amended to read as follows:

Section 503.2.7 Grade. The grade of the emergency response apparatus access road shall be no greater than

ten (10) percent. Grades exceeding twelve percent (12) but no more than fifteen (15) percent shall require all buildings or structures to be provided with an automatic fire sprinkler system.

Section 503.2.8 Angles of Approach and Departures is amended to read as follows:

Section 503.2.8. Angles of Approach and Departures. The angles of approach and departures for emergency response apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

Section 503.2.9 Single or Multiple Points of Access and Security Gates is hereby added to read as follows:

Section 503.2.9 Single or Multiple Points of Access and Security Gates. Pursuant to Section 503.5 and Section 503.6, gates that obstruct emergency response, which includes fire and law enforcement services, are required to be equipped with an approved means to gain entry. Security gates that obstruct primary entrances shall be equipped with an opticom receiver that will automatically open the gate when activated by fire and police services opticom transmitters located within the emergency response apparatus emergency lighting system. Where one or more security gates are installed on an emergency response apparatus access, additional opticom receivers may be required. Prior to final inspection, the applicant/property owner shall obtain approval

from the Fire District that the opticom receiver is operational. Opticom receivers shall be maintained by the property owner, and the Fire District may request operational inspections to ensure compliance. Security gates not required to have opticom receivers may utilize padlocks, provided they are approved by the Fire District prior to being installed. Where water, sewer, or storm utilities are constructed and dedicated to the City, the padlock shall be of the type approved for use by the City Public Works Department.

Section 503.4 Obstruction of fire apparatus access roads is adopted.

Section 504.3 Stairway Access to Roof is amended to read:

Section 504.3 Stairway Access to Roof. New buildings three or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3 percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1009.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

Section 505 Premises Identification is amended to read as follows:

Section 505 Premises Identification. Approved addresses shall be

installed on all buildings, and shall be clearly visible and legible from the street or roadway fronting the property. Letters or numbers shall be a minimum of six inches high (6 inches, 78 mm) for residential and a minimum of twelve inches (12 inches) high for commercial. Residential and commercial letters and numbers shall have a minimum stroke width of 0.5 inch (12.7 mm) and shall be of a contrasting color to the background itself. On existing buildings where the identification numbers or letters are being replaced or provided, they shall comply with this section.

Section 507.1 Required Water Supply is amended to read as follows:

Section 507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities buildings or portions of buildings are hereafter constructed, substantially improved or moved in or within the jurisdiction.

Section 507.1.1 City of Snohomish Water Comp Plan. The City's water system is being evaluated to determine fire flow areas under the Water Comp Plan. An approved automatic fire sprinkler system shall be installed in all buildings or structures that require a fire flow demand greater than that which is available. See additional requirements under Section 903.3.5 Water Supplies.

Section 511 Emergency Radio Systems

is hereby added to read as follows:

Section 511 Emergency Radio Systems.

Section 511.1 General. The Snohomish County Emergency Radio System (SERS) wireless communications networks are essential to the health, safety, and welfare of the citizens of Snohomish County and the City of Snohomish by providing communications for law enforcement activities, for emergency medical treatment, for fire suppression, for carrying on the business of government, and for providing communications in time of disasters. It is the intent of this section to ensure the uninterrupted operation of Snohomish County public safety, other emergency-related and county operational or planned wireless communications networks inside new and existing structures in the City of Snohomish.

Section 511.2 Definitions.

“Adequate radio coverage” is as specified in Section 511.4.

“Building owner” means the person responsible for making final decisions relating to additions or modifications to the building. “Building owner” may include a building owner's property manager or agent.

“Person” includes individuals, corporations, limited liability companies, associations, and other forms of business organization.

“Substantially alter” means to modify a structure when such

modifications could degrade SERS performance, either in the structure, or in the context of the current or planned SERS microwave paths.

“Cellular telephone jammer” means transmitters that are specifically intended to disrupt the reception of cellular telephone signals in the frequency range of 800 MHz to 900 MHz. Such devices may interfere with the proper operation of public safety radio systems operating at 800 MHz.

Section 511.3 Applicability.

Section 511.3.1 General. No person shall erect, construct, change the use of, or substantially alter, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for SERS. Underground structures, whether separate or adjoining other structures, are required to comply with the requirements of this section. Parking structures and stairwells are included in the definition of “building” and stairwell shafts and elevators are included in the definition of “all parts of a building.”

Exceptions: This section shall not apply to buildings less than 5,000 gross square feet or any building constructed of wood frame, as long as none of the aforementioned buildings make use of any metal frame construction, high radio frequency attenuation glazing and window frames, or any below-grade storage or parking

areas.

Section 511.3.2. Any person required to maintain adequate radio coverage as specified in Section 511.3.1 above shall provide prior written notification to the SERS System Manager at the time a building permit application is submitted to the City of Snohomish. Written evidence of such prior written notification shall be given to the City of Snohomish Building/Fire Official before a building permit application will be accepted.

Section 511.3.3. Persons constructing new or remodeled facilities which include systems intended for providing in-building service for other wireless services shall make provision for including public safety radio signals into such system. This capability shall at a minimum include provision of bidirectional amplification as required. This requirement shall apply to structures of all sizes whenever such in-building wiring or services are to be provided.

Section 511.3.4. No person shall install in buildings of any type or size devices specifically intended to prevent the reception of signals intended for cellular telephones, pagers, wireless communications devices, or public safety radios.

Section 511.3.5. No person shall install or use building materials specifically marketed or

engineered to prevent the ingress of radio signals, except where such materials may be required to shield laboratory or research facilities. Use of any such materials in laboratory or research facilities shall be clearly noted in any construction permit application documents and written notification of the use of such materials shall be provided to SERS at the time of permit application submittal. Signs notifying occupants, emergency services, and law enforcement personnel of such shielding conditions shall be conspicuously posted both at the entrance(s) and on the interior of such areas.

Section 511.4 Performance. The building permit applicant shall submit a study/report prepared by a qualified person for review by the City prior to building permit approval. The signal levels within the proposed structure must meet or exceed the criteria established below. When measuring the performance of a bidirectional amplifier, signal strength measurements are based on an input signal from the SERS system adequate to obtain a maximum continuous operating output level. Multiple carrier environments shall take into account the presence of non-SERS signals in the design of the amplifier system. Adequate radio coverage shall include all of the following measurement requirements:

1. A minimum signal strength of -95 dBm available in 90% of the area of each floor of the building when transmitted

to a belt-worn portable radio equipped with a speaker microphone, from the closest SERS site.

2. A minimum signal strength of -95 dBm received at the closest SERS site when transmitted from a belt-worn portable radio equipped with a speaker microphone from 90% of the area of each floor of the building.
3. The frequency ranges which must be supported shall be 746-824 MHz and 851-869 MHz.
4. The signal strengths shall be present at a 100% reliability factor at the -95 dBm level.

Section 511.5 Amplification Systems.

Section 511.5.1 General. Buildings and structures that cannot support adequate radio coverage, as identified, shall be equipped with either a radiating cable system or an internal multiple antenna system with FCC type accepted bidirectional amplifiers as needed.

Section 511.5.2. If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery system for a period of at least twelve (12) hours without external power input. The battery system shall

automatically charge in the presence of an external AC power input.

Section 511.5.3. SERS may require that bidirectional amplifiers include filters to reduce adjacent band frequency interference at least 35 dB below the channels placed in operation by SERS. Consultation with the SERS System Manager shall be required to determine if the specific installation requires this additional filtering.

Section 511.5.4. The SERS System Manager shall be notified in writing two weeks in advance of when an amplification system is installed and operational.

#### Section 511.6 Alternative Methods.

Section 511.6 Alternative Methods. Other acceptable methods of providing in-building coverage may also include construction of low-power filler trunked radio sites that are integrated into the SERS. These alternative approaches may be considered where the use of bidirectional amplifiers proves impractical. Such alternative methods will require the involvement of SERS representatives in the design process. The requirements established by Sections 511.4, 511.5.2, 511.5.3, and 511.5.4 apply to any such alternate method.

#### Section 511.7 Additional Requirements for New Construction or Substantial Revisions.

Section 511.7. Additional requirements for new construction or

substantial revisions to structures. Any person who constructs or develops a commercial or industrial building or structure of any size and type of construction that is likely to attenuate radio frequency signals shall provide two-inch non-conductive raceways in the walls into which radiating or coaxial cable may be laid. Such raceways shall include an easily accessible opening to the roof surface that allows for placement of an exterior antenna and riser access within the building core to each floor within the structure.

#### Section 511.8 Initial Inspection and Signal Strength Acceptance Test Procedures.

Section 511.8.1 Initial Inspection and Test Procedures. When an engineering study performed for the building contractor or owner has determined that an in-building radio system is required, and upon completion of installation, it will be the building owner's responsibility to have the radio system tested to ensure that two-way communications coverage on each floor of the building meets the requirements of Sections 511.4 and 511.5. Each floor of the building shall be divided into a grid of approximately 20 equal areas. A maximum of two nonadjacent areas will be allowed to fail the test by not meeting the minimum signal levels established in Section 511.4. Testing of parking garages, stairwells, and non-enclosed areas will be performed as separate tests with statistics gathered separately for signal

levels in the primary structure and parking areas. Signal levels shall meet the requirements of Section 511.4 for all areas enclosed by the structure and statistical methods shall not be used to dilute the intent of the coverage requirements established in Section 511.4.

Section 511.8.2. In the event that three of the areas fail the test, in order to be more statistically accurate, the floor may be divided into 40 equal areas. In such an event, a maximum of four non-adjacent areas will be allowed to fail the test. After the 40 area test, if the system continues to fail, the building owner shall have the system altered to meet the coverage requirement established in Section 511.4.

Section 511.8.3. The test shall be conducted using a SERS approved portable radio communicating through the SERS system as specified by the authority having jurisdiction. A spot located approximately in the center of a grid area will be selected for the test, then the radio transmitter will be activated to verify two-way communications to and from the outside of the building through the SERS system. Once the spot has been selected, prospecting for a better spot within the grid area will not be permitted.

Section 511.8.4. The gain values of all systems used to support the signal level requirements of

Section 511.4 shall be measured and the test measurement results shall be kept on file with the building owner so that the measurements can be verified each year during the annual tests. In the event that the measurements become lost, the building owner will be required to rerun the acceptance test to re-establish that the facility provides the signal levels established in Section 511.4.

#### Section 511.9 Annual Equipment Condition Testing.

Section 511.9.1 General. When an in-building radio system is required, the building owner shall test all active components of the system, including but not limited to amplifiers, power supplies, backup batteries, and related equipment, a minimum of once every 12 months. Amplifiers shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance. These annual tests shall apply to both the bidirectional amplifier method of enhancing signal strength, as well as to any alternative methods that might be employed. The building owner shall notify SERS System Manager in writing two (2) weeks in advance of when annual tests occur, and shall also notify SERS and the Fire District, Fire Marshal by certified mail of the results of the tests. Test records shall be retained on the inspected premises by the building owner.

Section 511.9.2. Backup batteries

and power supplies shall be tested under full load for a period of one hour to verify that they will properly operate during an actual power outage. If within the one-hour test period, in the opinion of the testing technician, the battery exhibits symptoms of failure, the test shall be extended for an additional one-hour period until the testing technician confirms the integrity of the battery. Alternative load testing which places a higher short-term demand on the battery system may be required upon verbal request and retested within 10 working days.

Section 511.9.3. All other active components shall be checked to determine that they are operating within the manufacturer's specifications for the intended purpose.

Section 511.10 Five Year Signal Strength Testing.

Section 511.10.1 General. In addition to the annual test, the building owner shall perform a radio coverage test a minimum of once every five years to ensure that the radio system continues to meet the signal strength requirements of the original acceptance test. The signal levels established in Section 511.4 and the procedures established in Section 511.8 shall apply to such tests. The results of the five-year test will be provided to SERS System Manager and the Fire District by certified mail. Test reports shall also be retained and be readily available for

inspection on the premises by the building owner.

Section 511.10.2. The building owner shall notify SERS System Manager in writing two weeks in advance of the initial, annual, and five year tests.

Section 511.11 Qualifications of Testing Personnel. Tests shall be conducted, documented, and signed by a person in possession of a current FCC license, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), the Personal Communications Industry Association (PCIA), or a technician employed by SERS.

Section 511.12 Field Testing. Public safety personnel, after providing reasonable notice to the building owner or his/her representative, shall have the right to enter onto the property to conduct ad-hoc field testing to be certain that the required level of radio coverage is present.

Section 901.10 Problematic Systems – False Alarms is hereby added to read as follows:

Section 901.10 Problematic Systems – False Alarms. Where the Fire District, Snohomish Police Department, or City Building/Fire Official determines that a problematic system and/or system out of service causes response resulting in excess of three (3) false alarms within a six (6) month period, the District or Police Department may bill the owner or occupant of

the premises the cost for emergency response to problematic systems.

Section 903 Automatic Sprinkler Systems. Section 903.1 General is deleted and replaced by the following:

Section 903.1 General. An automatic sprinkler system shall be installed in all occupancies where the total gross floor area is 5,000 square feet or more regardless of fire barriers or fire walls. For the purposes of this section, fire barriers or fire walls shall not be used to define separate buildings or uses. Where the code requirements for automatic sprinkler system are more restrictive than this section, the more restrictive requirement shall govern. Additional requirements are also located in SMC 19.04.070, Section 508.1.1.

Sections 903.2.1.1 through 903.2.10.1 are amended to read as follows:

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

1. The total gross floor area is 5,000 square feet or more pursuant to Section 903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.
4. The occupancy contains a multi-theater complex.

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section 903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.

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

1. The total gross floor area is 5,000 square feet or more pursuant to Section 903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section 903.1.

2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in concession stands, retail areas, press boxes, and other accessory use areas in excess of 1,000 square feet regardless of fire barriers or fire walls.

Section 903.2.1.6 Nightclubs. An automatic sprinkler system shall be provided throughout Group A-2 Nightclubs, regardless of gross floor areas and where the established occupant load exceeds 100, and may establish an occupant load based on the observed use of the occupancy in accordance with Table 1004.1.1.

Section 903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies and Group B ambulatory health care facilities where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section 903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Four or more care recipients are

incapable of self preservation.

Section 903.2.3 Group E. An automatic sprinkler system shall be provided in all Group E occupancies. This requirement includes:

1. Throughout existing Group E occupancies where substantial improvements or substantial damage has or is occurring.
2. Portable classrooms where a cluster of classrooms exceeds 5,000 square feet, and clusters of portable school classrooms shall be separated as required in Chapter 5 of the Building Code. Portable classrooms regardless of floor area shall be provided with a UL listed monitored fire alarm system, and shall be interconnected to the fire alarm system of permanent buildings such that upon activation will cause the entire fire alarm system to initiate.
3. A minimum water supply and fire flow meeting the requirements of International Fire Code Appendix B shall be required.

Exceptions: Portable school classrooms, provided: 1) The aggregate area of clusters of portable classrooms does not exceed 5,000 square feet. 2) Cluster of portable classrooms shall be separated as required in Chapter 5. 3) Each portable classroom is equipped with a monitored, automatic fire alarm system interconnected to the main fire alarm control panel.

Section 903.2.4 Group F. An automatic sprinkler system shall be provided for all Group F occupancies regardless of floor area, fire barriers, or fire walls.

number of sprinklers required to be calculated is 13.

Table 903.2.5.2  
Group H Sprinkler Design Criteria

Location	Occupancy Hazard Classification
Fabrication Areas	Ordinary Hazard Group 2
Service Corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

Section 903.2.4.1 Woodworking Operations. An automatic sprinkler system shall be provided throughout all occupancies that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials.

Exception: The Building/Fire Official may require the installation of an automatic sprinkler system regardless of floor area when finely divided combustible waste or finely divided combustible materials are generated and the woodworking operation presents a fire hazard.

Section 903.2.5.3 Pyroxylin Plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

Section 903.2.5 Group H. An automatic sprinkler system shall be provided for all Group H occupancies regardless of floor area, fire barriers, or fire walls. Where buildings or structures contain an H occupancy, they shall also be provided with an automatic sprinkler system. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum

Section 903.2.6 Group I. An automatic sprinkler system shall be provided throughout all buildings containing Group I occupancies regardless of floor area, fire barriers, or fire walls.

Section 903.2.6.1 Group LC. An automatic sprinkler system shall be provided throughout all buildings containing Group LC occupancies regardless of floor area, fire barriers or fire walls.

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing Group M

occupancies regardless of floor area, fire barriers, or fire walls, including Group M occupancies used for the display and sale of upholstered furniture.

Section 903.2.7.1 High Piled Storage. An automatic sprinkler system shall be provided in accordance with the International Fire Code where storage of merchandise is in high piled or rack storage arrays. Where high piled storage is provided in other occupancies, regardless of floor area, an automatic sprinkler system shall be required.

Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R occupancy regardless of floor area, fire barriers, or fire walls.

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where one of the following exists:

1. The total gross floor area is 5,000 square feet or more pursuant to Section 903.1.
2. A Group S-1 is located more than three stories above grade plane.

Section 903.2.9.1 Repair Garages. An automatic sprinkler system shall be

provided throughout all buildings used as repair garages where:

1. The total gross floor area is 5,000 square feet or more pursuant to Section 903.1.
2. Buildings with a repair garage servicing vehicles parked in the basement.
3. Used for the repair or storage of vehicles including commercial trucks and buses.

Section 903.2.9.2 Bulk Storage of Tires. An automatic sprinkler system shall be provided throughout all buildings where bulk storage of tires occurs regardless of gross floor area, fire barriers or fire walls. The automatic sprinkler system shall be designed for the highest hazard.

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

Exception: Enclosed parking garages located beneath R-3 occupancy as applicable in section 101.2.

Section 903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout all

buildings used as commercial parking, including storage of commercial trucks and buses pursuant to Section 903.1.

Section 903.2.11.3 Buildings 55 feet or more in height is amended to read:

Section 903.2.11.3 Buildings of three stories or 35 feet in height or more. An automatic sprinkler system shall be installed throughout buildings that are three stories or 35 feet or more in height above the lowest level of fire department vehicle access. For standpipe requirements, reference Chapter 905.

Exceptions: 1. Airport control towers.

Section 903.3.1.3 NFPA 13D Sprinkler Systems is amended to read:

Section 903.3.1.3 NFPA 13D Sprinkler Systems. Where allowed, automatic sprinkler systems in one and two family dwellings may comply with NFPA 13D, provided the fire sprinkler system has a separate tap to the water main, and is not part of the domestic water supply or plumbing to or within the dwelling.

Sections 903.3.5 Water Supplies is amended to read as follows:

Section 903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section:

1. The automatic sprinkler system water supply shall have a separate tap to the City water main, and shall not be used in

conjunction with, or part of, or as a domestic water service.

2. Where a dedicated fire main is provided, domestic water service or other potable water use connections shall be prohibited.
3. Where required fire flow demand exceeds the available water supply provided by the water purveyor, the applicant may be required to upgrade, extend, or construct the purveyors water mains to provide fire flow including the installation of additional hydrants or looping of water mains, except where regulated elsewhere. Where automatic sprinkler systems are installed, the required fire flow demand may be reduced by fifty percent (50%) provided the available water supply can still provide the reduced fire flow demand.
4. Where shut off valves are installed or located below grade, a valve cover lid shall be provided and shall be accessible at all times. The valve lid shall be permanently marked with letters that read "Fire Sprinkler," and be permanently marked with red paint.

Section 903.3.5.1 Domestic Services is amended to read:

Section 903.3.5.1 Domestic Services. Domestic water services shall not be used for the water supply for the automatic sprinkler system.

Section 903.3.5.1.2 Residential

Combination Services is amended to read:

Section 903.3.5.1.2 Residential Combination Services. Where allowed, residential combination services that provide both residential domestic services and automatic sprinkler system supply shall be plumbed so that termination, shut-off, maintenance, or removal of the residential domestic water service shall not impair or prevent operation of the automatic sprinkler system. In any case, water supply for the automatic sprinkler system shall not supply or be capable of supplying residential domestic services, especially where the residential domestic water service has been interrupted by termination, shut-off, maintenance, or removal. Combination services shall be regulated as a required automatic sprinkler system and subject to the penalty section, to and including termination of occupancy until such time the system is brought into compliance.

Section 903.3.7 Fire Department Connections (FDC) is amended to read as follows:

Section 903.3.7 Fire Department Connections (FDC). Fire department connections shall be a minimum distance of 50 feet from the building it serves. Where lot size may not allow the minimum distance to be met, an alternative location may be considered. The location of the FDC shall be approved by both the Building/Fire Official and Fire District #4. Fire hose thread and fittings used in connection with

automatic sprinkler systems shall be as prescribed by the Fire District.

Section 903.3.7.1 Locking Fire Department Connection (FDC) Caps. Locking FDC caps are required on all fire department connections. The locking cap shall be of the type approved by Fire District #4.

Section 903.3.7.2 Existing Fire Department Connections (FDC) Caps. Where existing fire department connections are found to be unsecured, locking FDC caps shall be installed. Prior to installation of the locking FDC caps, the property owner shall have the FDC line flushed to ensure any or all obstructions are removed. The work shall be performed by a person, firm or corporation, licensed by the State of Washington to perform work on fire sprinkler systems. A written certification report indicating the FDC line is clear and operational shall be forwarded to the City.

Section 907.1 Automatic Fire Detection System Requirements is amended to read as follows:

Section 907.1 General Automatic Fire Detection System Requirements. All occupancies hereinafter constructed, substantially damaged, or improved, which exceed 3,000 square feet of gross floor area, and single family residences with bed and breakfast rooms regardless of floor area shall be provided with a UL listed, monitored, and approved automatic fire detection system, provided that occupancies listed

under Section 907 require automatic fire detection systems/fire alarm systems more restrictive than 3,000 square feet shall govern those occupancies. For the purposes of this subsection, the total gross floor area shall be based on the completed, attached building regardless of any fire barriers or fire walls.

Where required under Section 907 to install manual devices, those sections shall mean both automatic and manual devices for the purposes of this section.

Exceptions:

1. Single Family Residences not used as bed and breakfast rooms.
2. Except where required, buildings containing compliant fire sprinkler systems may be allowed to omit area smoke detectors.

Section 907.2.6.4 LC Occupancies is hereby added to read as follows:

Section 907.2.6.4 LC Occupancies. Licensed care occupancies shall install a UL listed monitored automatic fire detection system, other requirements of this section may be required depending on the type of facility.

Section 912.2 Location - Fire Department Connections is amended by adding the following paragraph:

Fire department connections where possible are to be located within 50' of a hydrant and the building served. The Fire District shall approve the

location of the fire department connection. Fire department connections are generally prohibited from being installed on a building except that existing buildings may not meet this requirement and a feasible location will be determined.

Under Appendix D, the following subsections of Section D104 Commercial and Industrial Developments are amended to read as follows:

D104.1 Buildings Exceeding Three Stories or 30 Feet in Height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of apparatus access for each structure. Overhead utility or power lines shall not be located within the emergency response apparatus access road.

D104.2 Buildings Exceeding 62,000 Square Feet. Buildings or facilities having a gross building area of more than 62,000 square feet shall have two separate and approved apparatus access roads.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Exceptions:

1. Where street connectivity is provided in accordance with Section 503.2.1.1, Section B3.
2. Where buildings are provided with automatic fire sprinkler

systems designed for the highest hazard, the distance between access roads may be increased provided the access roads are designed for the highest peak traffic demands and allow emergency response apparatus unimpeded access to the development.

Under Appendix D, Section D105 Aerial Fire Apparatus Access Roads is amended to read as follows:

Section D105 Aerial Fire Apparatus Access Roads, Required.

D105.1 Where Required. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with a minimum 26 foot wide unobstructed apparatus access road in the immediate vicinity of any building or portion thereof to accommodate aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Proximity to Building. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

Under Appendix D, the following subsections of Section D106 Multiple-Family Residential Developments are amended to read as follows:

D106.1 Projects Having More than 30 Dwelling Units. Multiple-family

residential projects having more than 30 dwelling units shall have two separate access roads. Entrance roads must provide sufficient width to accommodate maximum peak traffic demands and allow emergency response apparatus unimpeded access to the development. Overhead utility or power lines shall not be located within the emergency response apparatus access roadway.

D106.1.1. Automatic fire sprinkler systems. Pursuant to SMC 19.04.040 International Building Code Section [F] 903.2.8 Group R, all multiple-family residential dwelling units shall be equipped with automatic fire sprinkler systems regardless of floor area.

D106.1.2. Street Connectivity. Street connectivity shall be in accordance with Section 503.2.1.1, Section B.

D106.1.3. Access Road Remoteness. A second access road shall be a remote distance apart equal to or not less than one half of the maximum overall diagonal dimension of the property served, measured in a straight line between accesses.

Exceptions:

1. Where street connectivity is provided in accordance with Section 503.2.1.1, Section B3.
2. Where buildings are provided with automatic fire sprinkler

systems designed for the highest hazard, the distance between access roads may be increased provided the access roads are designed for the highest peak traffic demands and allow emergency response apparatus unimpeded access to the development.

D106.1.4. Street Designation – Local Access Street Design. The provisions of Section 503.2.1.1 shall apply to local access street designations.

Under Appendix D, the following subsections of Section D107 One or Two Family Dwelling Residential Developments are amended to read as follows:

D107.1 One or Two Family Dwelling Residential Developments. Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall have two separate apparatus access roads. Entrance roads must provide sufficient width to accommodate maximum peak traffic demands, and allow emergency response apparatus unimpeded access to the development. Overhead utility or power lines shall not be located within the emergency response apparatus access roadway.

D107.1.2. Street Connectivity. Street connectivity shall be in accordance with Section 503.2.1.1, Section B.

D107.1.3 Access Road Remoteness. A second access

road shall be a remote distance apart equal to or not less than one half of the maximum overall diagonal dimension of the property served, measured in a straight line between accesses.

Exceptions:

1. Where street connectivity is provided in accordance with Section 503.2.1.1, Section B3.
2. Where buildings are provided with automatic fire sprinkler systems designed for the highest hazard, the distance between access roads may be increased provided the access roads are designed for the highest peak traffic demands and allow emergency response apparatus unimpeded access to the development.

D107.1.4. Street Designation – Local Access Street Design. The provisions of Section 503.2.1.1 shall apply to local access street designations.

**19.04.080 International Mechanical Code and Appendices Adopted with Amendments. WAC Chapter 51-52.** The 2009 edition of the International Mechanical Code, as published by the International Code Council is adopted. Included in this adoption is Appendix Chapter A. Adoption includes fees as established by City Council resolution.

Section 106.2 Permits Not Required is deleted and replaced with:

Section 106.2 Permits Not Required. Exemption from the permit requirements of this code under SMC 19.04.036 shall not be deemed

to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of the jurisdiction.

Section 106.5.3 Fee Refund is deleted and replaced with:

Section 106.5.3 Fee Refund. Fee refunds shall be in accordance with SMC 19.04.235.

Section 109.2 Means of Appeal is deleted and replaced with:

Section 109.2 Means of Appeal. All appeals shall be in accordance with SMC 19.04.035 and SMC Chapter 1.14.

**19.04.090 International Property Maintenance Code Adopted by Reference.** The City adopts by reference the 2009 International Property Maintenance Code, as published by the International Code Council (ICC).

**19.04.140 Washington State Energy Code Adopted.** The City adopts by this reference that certain code designated as the Washington State Energy Code, 2009 edition, Chapter 51-11 WAC together with amendments.

**19.04.170 Permit To Construct.** For the purposes of the adoption of this chapter, no person, firm, or corporation shall erect, construct, enlarge, alter, remove, repair, move, improve, convert, or demolish any building or structure in the City, or cause the same to be done without obtaining a separate building permit for each such building or structure from the Building/Fire Official.

**19.04.180 Permit – Expiration – Renewal.**

A. Permits. A permit is considered valid for

a period of eighteen (18) months from the date of issuance when all applicable fees have been paid and work under the permit is commenced within one-hundred and eighty (180) days of the issuance date.

B. Permit Expiration. Every permit issued under the provisions of adopted codes shall expire by limitation and shall become null and void if: the work authorized by such permit is not commenced within one-hundred and eighty (180) days from the date of issuance; if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one-hundred and eighty (180) days; or if the work authorized by the permit is not completed within eighteen (18) months after permit issuance and no permit renewal has been applied for and obtained as provided in this Section.

In the event that a permit has expired (including a renewal permit) and the work previously authorized under the permit has not been completed, any further work requires that a new permit shall be applied for and obtained. The new permit application shall include the payment of all applicable fees and submission of construction plans and other supporting documentation that reflects City ordinances regulating construction requirements, land use, design requirements, and/or other new applicable state and/or federal laws and regulations in place at the time of submission of the completed permit application. Revisions need only be made to those portions of the work not yet completed at the time of renewal.

C. Permit Renewal. A valid permit that has not expired may be renewed one time for

a period not to exceed twelve (12) months. A renewal fee shall be assessed that is one half (1/2) of the amount as required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications. A permit renewal application must be submitted and received by the Building/Fire Official within thirty days (30) prior to the permit expiration date. The renewal application shall demonstrate good and justifiable cause why the renewal is appropriate. The Building/Fire Official or designee will calculate the renewal fees, and upon payment of fees, the permit will remain valid for an additional twelve (12) months. Permits which have already expired will not be considered for permit renewal.

**19.04.190 Permit Issuance Prerequisite – Private Sewage Disposal Permit.** In cases of new construction where City services are not yet available, no building permit shall be issued in the City without the applicant having secured a private sewage disposal permit from the Snohomish Health District, Wastewater Section. As a condition of the building permit approval, at the time City services become available, the private sewage disposal system shall be discontinued and connection made to City services including payment of applicable connection fees in accordance with SMC Chapter 15.04. Failure to comply with this condition may result in revocation of Certificate of Occupancy by the City, and/or other appropriate legal action by the City to obtain compliance.

**19.04.200 Permit Fees – Generally.** The fee for each permit issued pursuant to this chapter shall be as set forth in the fees as established by City Council resolution. The determination of value or valuation of

construction shall be made by the Building/Fire Official. The valuation to be used in computing the permit and plan checking fee shall be the total value of all construction work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire suppression/detection systems, and any other permanent equipment.

**19.04.210 Fees.** Fees for work performed under the adopted codes, including applicable plan review fees, shall be as established by City Council resolution.

**19.04.220 Permit Fees – Waived.** The codes as adopted by this chapter do not contain provisions for waiving building permit fees, unless the scope of work is minor in nature and the Building/Fire Official determines that a permit is not required.

**19.04.230 Permit Fees – Basics.** The codes as adopted by this chapter do not contain provisions for waiving fees for structures repetitively built within City limits. Each application for a construction permit will be required to pay full fees for each structure.

**19.04.235 Permit Fees – Refunds.** It shall be the policy of the Department of Building Safety, as authorized by City Council, to authorize refunds of permit fees in accordance with the requirements listed in this Section. Where not specifically provided for, requests for refunds shall be considered on a case by case basis.

A. Refunds – Plan Review.

A.1 The applicant shall file a written request for a refund that demonstrates justifiable cause within five (5) working days of the date the

application plan review fees were paid. The Building/Fire Official shall investigate the request, and where the plan review process has not begun, the Building/Fire Official is authorized to refund up to eighty percent (80%) of the plan review fee paid.

- A.2 Where the plan review process has begun the amount of the refund may be pro-rated provided that if the review has been completed, no refund shall be authorized.
- A.3 In the event that the plan review fee exceeds the amount paid at the time of submittal and before any written request for refund is received, the applicant shall pay the additional fees and no refund shall be authorized.
- A.4 Where the plan review is completed and the plan review period expires by limitation, no refund shall be authorized.
- A.5 In all cases, the amount of the refund shall be determined by the Building/Fire Official. The time period to process refund payments is dependent upon the City Treasurer processing time. Once a refund is given, the entire permit application shall be considered null and void.

B. Refunds – Valid Permits.

- B.1 Where a permit has been approved for issuance, and all required fees paid, the applicant shall file a written request for a refund that demonstrates justifiable cause within five (5) working days of the date the fees paid. The Building/Fire Official shall investigate the request, and where no work has commenced and no City inspections have been requested or conducted, the Building/Fire Official is authorized to refund up to eighty percent (80%) of the building permit fees paid at the time of issuance, excluding applicable plan review fees.
- B.2 Where inspections have been requested and conducted by the City, the amount of the refund may be pro-rated except where work authorized under the permit has been completed and a final inspection conducted.
- B.3 Where the permit has expired by limitation and considered null and void, no refund shall be authorized.
- B.4 In all cases, the amount of the refund shall be determined by the Building/Fire Official. The time period to process refund payments is dependent upon the City Treasurer processing times. Once a refund is given, the entire permit application shall be considered null and void.

C. Refunds – Fee(s) Erroneously Paid or Collected.

Where erroneous fees have been paid or collected, after investigating the basis for which the fees were paid or collected, the Building/Fire Official is authorized to refund one hundred percent (100%) of the erroneous fee paid or collected.

**19.04.240 Permit Fees – Contributed.** The Snohomish City Council may contribute the fees associated with this chapter for municipal purpose projects of other governmental units and non-profit corporations by resolution and written agreement with the applicant entity. Contained within the body of the resolution and the written agreement shall be provisions that identify the specific types of fees or charges being contributed, provides an estimate for the dollar value of the contribution, and addresses the contribution of the public service for a defined period of time. The City’s contribution of such fees is solely a contribution of financial resources. The City shall not exempt, modify, or create a special relationship or class of customer in the application of the laws and regulations of the City, State, or the United States.

**19.04.300 Approval of Application and Appeals.** The building permit application shall be reviewed by City Department Heads and the District as applicable. The application shall be approved or denied by the Building/Fire Official. If the application is denied, the permit applicant may appeal to the City Land Use Hearing Examiner.

**19.04.400 Code Adoption – Purpose.** The purpose of the codes are to establish minimum requirements to safeguard the public health, safety, and general welfare

through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment, and to provide safety to fire fighters and emergency responders during emergency operations. The codes set out in this chapter are hereby adopted as the Code of the City of Snohomish for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings or structures in the City of Snohomish; providing for issuance of permits and collection of fees therefore, and each and all of the regulations, provisions, conditions, and terms of such International and Uniform Codes, 2009 Edition as published by the International Code Council; and the secondary publications referenced above, all of which are on file in the office of the Building/Fire Official as hereby referred to, is adopted and made a part hereof as if fully set out in this chapter.

**19.04.500 Disclaimer of Liability.**

A. The City of Snohomish is not responsible for the accuracy of plans (preliminary or final) submitted for approval to the building department and does not guarantee that plan reviews and/or inspections will detect any hazard, design defect, or code violations.

B. The applicant or his agent shall be solely responsible for verification of all property lines and setbacks in all cases involving new construction, remodel, or addition which would change the footprint of an existing structure, for construction of new fences or replacement of existing fences, and all other circumstances which may impact setback requirements and/or property

lines between one or more legal lots or parcels. The Building/Fire Official may require verification of property lines and setbacks prior to permit issuance by having the property owner or his agent stake the corners of his property. Where required, the Building/Fire Official may require the applicant or his agent to provide a survey by a professional land surveyor licensed by the State of Washington.

offense for each and every day or portion thereof during which any violation of any of the provisions of this title is committed, continued, or permitted, and upon conviction of any such violation such violation shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment for not more than ninety days (90), or by both such fine and imprisonment.

**19.04.510 Validity.** That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsection, sentences, clauses, and phrases be declared unconstitutional.

C. The rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall be in full force and effect in accordance with the State Building Code Council adoption, and effective date of the referenced Washington State Building Codes, on July 1, 2010, and will continue to remain in full force and effect from and after the date of its final passage and adoption by the City Council.

(Ord. 2192, 2011)

Whenever any conflict arises between the referenced codes, the Washington State Building Codes shall take precedence.

**19.04.520 Violation – Penalty – Effective.**

A. It is unlawful for any person, firm, or corporation to erect, construct, alter, repair, move, remove, improve, convert or demolish, equip, use, occupy, or maintain any building, structure, or land in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this title.

B. Any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate