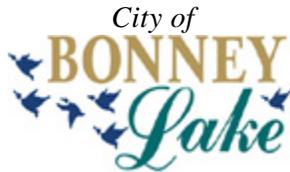


CITY COUNCIL WORKSHOP

**June 15, 2010
5:30 p.m.**

AGENDA



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

The City Council may act on items listed on this agenda, or by consensus give direction for future action. The council may also add and take action on other items not listed on this agenda.

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

Page

I. Call to Order:

Mayor Neil Johnson

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley.

Expected Staff Members: City Administrator Don Morrison, Chief Financial Officer Al Juarez, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson and City Attorney Jim Dionne.

III. Agenda Items:

A. Presentation: Hazard Mitigation Plan – Diane Schurr, Program Coordinator, Pierce County Emergency Management

B. Council Open Discussion

C. **Review of Council Minutes:** June 1, 2010 Workshop and June 8, 2010 Meeting Draft Minutes.

D. AB10-74 – Ordinance D10-74 – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 15.28 BLMC.

E. AB10-98 - Ordinance D10-98 - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 15.04, 15.08, And 15.24 Of The Bonney Lake Municipal Code And Ordinance Nos. 700, 711,778,826, 851 And 885, Relating To Adoption Of Revised International Codes Of Building And Related Regulations.

F. AB10-104 - Ordinance D10-104 - An Ordinance amending Chapter 15.16 of the BLMC related to Automatic Fire Extinguishing Systems.

IV. Executive Session:

Executive Session: Pursuant to RCW 42.30.110, the City Council may meet in executive session. The topic(s) and duration will be announced prior to the executive session.

3

5-14

15-64

65-123

125-146

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V. Adjournment:

For citizens with disabilities requesting translators or adaptive equipment for communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

THE COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA.

REGION 5 HAZARD MITIGATION PLAN CITY OF BONNEY LAKE ADDENDUM

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CITY COUNCIL WORKSHOP

**June 1, 2010
5:30 p.m.**

DRAFT MINUTES



“Where Dreams Can Soar”

The City of Bonney Lake’s Mission is to protect the community’s livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

Audio Time
Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

I. Call to Order: Mayor Neil Johnson, Jr. called the workshop to order at 5:33 p.m.

II. Roll Call: [A1.3]

Records & Information Specialist Susan Duis called the roll. In addition to Mayor Neil Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

[Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne and Records & Information Specialist Susan Duis.]

III. Agenda Items:

5:33:52

A. Council Open Discussion:

WSU Forest: Councilmember Hamilton said he noticed motorcycle tire tracks in the forest, as well as an area where people have regularly been lighting fires. Chief Mitchell said he walked the trails last week to identify problem areas and plan for enforcement. He said he is aware of the tire tracks and evidence of a fire pit.

Puyallup River Watershed Council: Councilmember Carter attended a meeting of the Watershed Council on May 26th, and provided copies of the recent report that was discussed.

Safe Routes to School Open House: Councilmember Carter said the City will host an open house on June 12th at 10:00 a.m. at City Hall to provide citizens information on the Safe Routes to School program.

Ready for Kindergarten Program: Councilmember Carter said Ann Cook from Sumner School District has provided information on the Ready for Kindergarten program. Councilmember Carter said this is a great program for kids who are not in preschool. She said a \$45 donation will help provide additional kits for children.

YMCA: Councilmember Carter said the Puyallup Herald newspaper has featured information on the Sumner YMCA, including suggestions that a new pool be constructed in Sumner. Mayor Johnson said the School District is working to resolve issues with the current pool, and there are no plans to build a new pool in Sumner. He said he is also working to set up a meeting between him, some councilmembers and Bob Ecklund to discuss planning for Bonney Lake’s future community center.

Community Garden: Councilmember Carter said the City held a ribbon-cutting ceremony for the new Community Garden on May 27th. She said the Food Bank and volunteers have done great work in a small amount of time, and they are still seeking donations of wood and soil for additional beds.

Cedar Grove Sewer: Councilmember Carter said she was contacted by a resident who wants to subdivide a property in Cedar Grove, and asked about future plans for sewer service in Midtown. Councilmember Rackley said this should be included in development of a Midtown plan. The area is currently served by septic systems and past Councils have had concerns about development in this area.

Downtown Traffic Improvements: Councilmember Carter said she has received reports of erratic driving related to new traffic controls installed for the Downtown Improvements Project. She said people are making illegal u-turns, driving over the curb barrier to access 182nd St E, cutting through the auto supply store parking lot, and misusing the right-turn lane onto SR 410. She asked whether more signage or police enforcement might help. Director Grigsby said the City owns right-of-way along the auto supply store on 182nd and Sumner-Buckley Hwy, and can install blocks to prevent people from making a left turn into the parking lot. He said people will eventually get used to the traffic revisions and learn that Main St E is a faster route. Chief Mitchell noted that some cities have an ordinance making it an infraction to cut through a business parking lot. Mayor Johnson asked for a traffic control emphasis in this area, and asked Public Works staff to look at options for additional directional signage.

Mayor Johnson asked the Council to move to Item B, since the Library representative was ready to speak, and continue with Open Discussion afterwards.

5:55:23

B. **Presentation:** Pierce County Library District Facilities Master Plan – Neel Parikh, District Director.

Ms. Parikh provided the Council with an overview of the Pierce County Library System's 2030 Plan, which describes the vision, potential partnerships, and future needs for the library system. She said since the Bonney Lake Library was built in the 1980s, population growth has exceeded projections and services and expectations have changed dramatically. She described surveys and studies done to identify important issues and needs. Their recommendations include increasing the amount of seating, computers, meeting rooms, and square feet for all libraries in the system. The estimated project cost is \$310 million, which would be funded by a 20-year bond.

She said the current Bonney Lake library is 6,400 square feet and is one of the busier libraries in the system. Their study recommends construction of a new library in Bonney Lake that is about 38,200 to 44,400 square feet. She has met with Mayor Johnson and City Administrator Morrison to discuss potential locations in the planned downtown Civic Center, and said she is particularly interested in a location on Main Street. She said they are willing to partner with a business or the City to share building space.

Ms. Parikh said due to current economic conditions, the Library Board will not put a bond issue on the ballot for some time. The Library System will continue monitoring trends and economic conditions and set up a citizen advisory committee to refine plans for a new library. In the meantime, she said they will implement improved

service designs, floor plans, community engagement, etc. She introduced library staff in attendance: Deputy Director Georgia Lomax, Regional Manager Lynne Zeiher, and Bonney Lake Senior Librarian Lauren Murphy.

In response to a question from Councilmember Hamilton, Ms. Parikh said users can check out e-books from the library, and they plan for at least 20% electronic books in the future. Councilmember Carter suggested the library participate in the Kids Club events at Cedarview Park. Ms. Murphy said is already working with Special Events Coordinator David Wells to cross-advertise events and participate in City events. Deputy Mayor Swatman and Mayor Johnson spoke in support of building a new library in the Civic Center. The Council thanked Ms. Parikh and the library staff members for attending and their hard work to serve the community.

6:29:14

A. Council Open Discussion: *Continued*

Comprehensive Plan: Deputy Mayor Swatman said the recently-approved Planning Commission workplan includes the addition of a Historical Element to the Comprehensive Plan, and asked if the Council had specific goals in mind. Mayor Johnson said staff are developing an outline and scope for Council review and direction. Councilmember Rackley said the Comprehensive Plan should provide the City with guidance on all aspects of the City, and should not be written simply to comply with the Growth Management Act. Councilmember Hamilton said he is primarily interested in historic preservation. Councilmember Lewis said he envisions that the element will provide a starting point for staff. Councilmember Carter said the City already has a lot of good information from previous surveys and citizen input, and the Park Board is working on a survey that includes other related questions.

WSU Forest: Councilmember Carter said a recent news article states that a traffic signal will be installed on SR 410 near the WSU Forest Medical Building. Mayor Johnson said there is no plan for a signal and the statement is in error.

Reed Property Tour: Mayor Johnson said he will work to set up a tour of the recently acquired Reed property in late June or July.

6:31:54

Review of Council Minutes: May 18, 2010 Workshop and May 25, 2010 Meeting Draft Minutes.

Councilmember Carter asked that the May 18 minutes, p. 3, be revised to “~~Orting~~ Washington State plans to move the Orting fish hatchery.” She asked p. 3 of the May 25 minutes be revised to move discussion of nuisance ordinances under Citizen Comments, not Correspondence. Councilmember Lewis asked p. 6 of these minutes be revised to “~~Director~~ Councilmember Lewis asked if the cultural resources...” The corrected minutes were forwarded to the June 8, 2010 Meeting for action.

6:34:41

C. Discussion: AB10-74 - Ordinance D10-74 - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Updating The Sign Code To Allow Nonpolitical Campaign Signs In The Right Of Way.

City Attorney Dionne said the Council has previously reviewed different versions of this ordinance, but had concerns about restricting the content and type of signs. He said he has reviewed various alternatives, including creating a separate definition for civic versus commercial events, allowing the Director to approve signs on a case-by-

case basis, and posting signs in specific locations. He said this draft includes a revised definition of “special event” signs, which includes non-commercial special events like those held by civic groups and non-profits. He said he included language providing for an appeal process, which is not included in the current code. He said this draft also clarifies and cleans up language he felt was confusing or redundant. He noted that past Councils have discussed changes to the sign code, but were mired in the complexity and other issues and did not approve any changes.

City Attorney Dionne said if the code allowed signs in specific areas in the City, the code could not restrict which entities can place their signs. He said realistically, a business could place their sign advertising a big sale or store closing in the designated sign area, just as civic groups could post their event signs. Mayor Johnson said his original intention in bringing up the issue was to provide civic groups an option to place signs without starting a long process that requires review by the Planning Commission. He said he did not want to open up the code to allow all types of event signs to be posted around the City. City Attorney Dionne said he does not believe changes to the sign code need to go through Planning Commission review. He said the only substantive policy decision before the Council at present relates to the definition and procedures for special events signs in general, and the other changes are based on his legal opinion.

City Attorney Dionne reiterated that the City cannot differentiate between commercial and civic event signs, as it sets up different allowances for specific types of speech. He said the City cannot use a lack of enforcement as a way to allow certain types of event signs, either. He said the current code allows businesses and groups to post signs on the premises, but not elsewhere, which is the main issue for non-profit groups trying to advertise an event. He said the Council could allow groups to post signs on private property with the property owner’s permission. Mayor Johnson and Councilmembers spoke in support of this option. Council consensus was to review a clean draft of the proposed ordinance, including the City Attorney’s suggested legal changes, at the June 15, 2010 Workshop.

IV. Executive Session: None.

7:10:41

V. Adjournment:

At 7:10 p.m. Councilmember Rackley moved to adjourn the workshop. Councilmember Decker seconded the motion.

Motion approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items submitted to the Council Workshop of June 1, 2010:

- Pierce County Library System – *Information & Imagination* – Neel Parikh, District Director.

CITY COUNCIL MEETING

**June 8, 2010
7:00 P.M.**



The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

DRAFT MINUTES

"Where Dreams Can Soar"

Audio Time
Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the meeting to order at 7:00 p.m.

A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.

B. Roll Call:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Neil Johnson, Jr., elected officials attending were Deputy Mayor Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley.

[Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Chief Financial Officer Al Juarez, Community Development Director John Vodopich, Community Services Director Gary Leaf, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

C. Announcements, Appointments and Presentations:

1. Announcements:

a. Councilmember Rackley announced that he has decided not to run for the open Pierce County Council position.

b. Mayor Johnson said that Senior Services Manager Sue Hilberg received an award through the United States Administration on Aging's "My Recipe for Strength" program. She won the award for a photograph of Bonney Lake area seniors on a playground slide. He congratulated Ms. Hilberg on receiving the award.

2. Appointments:

a. **AB10-101** – A Motion of the Bonney Lake City Council Re-Appointing Roy Nishiyori to the Civil Service Commission for a Full Six-Year Term.

Mayor Johnson said Mr. Nishiyori has served on the commission for many years and his service is appreciated.

**Councilmember Decker moved to approve the appointment.
Councilmember Carter seconded the motion.**

Motion approved 7 – 0.

3. Presentations:

- a. **Proclamation:** June 21, 2010 - Bonney Lake Panther Day – Go Panthers!

Mayor Johnson read the proclamation aloud and congratulated student athletes for their accomplishments. He also congratulated Bonney Lake High School State Champion wrestlers Nick Bendon and Andrew Cunningham (who were in attendance at the meeting), and track and field athlete Dara Winder, the 2010 Division 3A girl's shot put champion. Mayor Johnson gave these students certificates, and said he will drop off certificates for all the high school teams that competed at the State level, including the varsity softball team, the girl's varsity basketball team, the boy's track & field team, the girl's track & field team, the girl's golf team, and the boy's wrestling team.

D. Agenda Modifications:

Deputy Mayor Swatman said Full Council Issue Item A, Ordinance D10-74, is not ready for Council action and should be tabled to the next Workshop for discussion.

Councilmember McKibbin moved to table Ordinance D10-74 to the June 15, 2010 Workshop for discussion. Councilmember Lewis seconded the motion.

Motion approved 7 – 0.

Deputy Mayor Swatman said Consent Agenda Item F. should be removed from the agenda because all bids for the project were rejected and the project cannot be awarded yet.

Deputy Mayor Swatman moved to table Resolution 2044 to the June 22, 2010 Council Meeting. Councilmember Lewis seconded the motion.

Motion approved 7 – 0.

7:12:07

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

- A. Public Hearings: None.
- B. Citizen Comments:

Darcie Severson, 9920 192nd Ave, Bonney Lake, read aloud a written statement regarding the City's dangerous dog ordinance and the impoundment of her dog, which she provided to the City Clerk. She said the City is holding her dog illegally and should settle her case out of court and release her dog. She asked the Council to revise the definitions and dangerous dog portion of the municipal code.

- C. Correspondence: None.

7:18:19

III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening and discussed the Community Forestry Grant, a revised easement agreement with Puget Sound Energy for the Interim Justice Center, review of minutes, and options to purchase or rent a new street roller, and new phone system options for the IJC and other City buildings.
- B. Community Development Committee: Councilmember Rackley said the committee met on June 7, 2010 and reviewed the switch to a new billing company and utility bill, which has gone smoothly. The committee discussed credits for storm water ponds on commercial properties, and will continue discussions at their next meeting. Deputy Fire Chief John McDonald discussed the International Building and Fire codes with the committee, which will be forwarded for Full Council discussion at a future workshop.
- C. Public Safety Committee: Councilmember Hamilton said the committee met on June 7, 2010 and forwarded amendments to the Chapter 6 of the Municipal Code to the June 22, 2010 Meeting. Ona Deane-Gordley of Spanaway spoke to the Committee about her experience being attacked by a dog. She encourages all cities and the State to pass laws keeping dangerous dogs out of the community, and to require owners of dangerous dogs to carry insurance. The committee discussed possible amendments to the dangerous dog portion of Chapter 6, but did not forward any changes to this section for Council action at this time.

The Committee also heard a statement from Ronald Bobbitt, who spoke about his recent arrest, his claim that the City lacks accountability, and his problem with specific Police Officers who work for the City. Mr. Bobbitt's sister, Melissa Smith-St. John, also spoke about her and her brother's arrests. She said she believed her brother's arrest was excessive, that the search of her person was not appropriate, and that she was not treated well at the Buckley jail.

Councilmember Hamilton said the first meeting of the Church Lake Advisory Committee, regarding boating noise and speeds, is scheduled for June 21, 2010 at 5:00 p.m., and will likely be held at the Public Safety Building.

The Committee heard information from staff on a proposed inattentive driving ordinance, which was recommended by the City Prosecutor. The Committee also discussed the International Building and Fire Codes with Deputy Chief John McDonald. He said discussion of the Codes was forwarded to the June 15, 2010 Workshop for discussion.

- D. Other Reports: None.

7:26:42

IV. CONSENT AGENDA:

- A. **Approval of Minutes**: May 18, 2010 Workshop and May 25, 2010 Meeting Minutes.

- B. **Accounts Payable Checks/Vouchers:** Accounts Payable checks/vouchers #58673 thru 58717 (including wire transfer #'s 5968054, 6012010 & 30018173) in the amount of \$665,962.77. Accounts Payable checks/vouchers #58178 thru 58746 in the amount of \$854,238.40. Accounts Payable checks/vouchers #58747 for hydrant meter deposit refund in the amount of \$500.00.
- C. **Approval of Payroll:** Please note correction in the payroll check sequence. It was reported as follows: Payroll for May 1-15 2010 for checks 28985-28920 including Direct Deposits and Electronic Transfers in the amount of \$ 396,621.12. Correct check sequence is 28985-29020. Payroll for May 16-31st 2010 for check 29021 – 29059 including Direct Deposits and Electronic Transfers in the amount of \$561,138.80.
- D. **AB10-78 – Resolution 2032** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With Netversant To Install 24-Strand Single Mode Fiber Optical Cable From Public Safety Building To The IJC With A drop At The Annex For \$13,939.27.
- E. ~~**AB10-92 – Resolution 2042**~~ – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Interlocal Agreement With The Town Of Ruston For Code Enforcement Services. *Moved to Full Council Issues, Item C.*
- F. ~~**AB10-99 – Resolution 2044**~~ – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The City To Accept A \$10,000 2010 Community Forestry Grant From The Washington State Department Of Natural Resources. *Tabled to the June 22, 2010 Meeting for action.*

City Clerk Edvalson noted that a correction to the Minutes of May 25, 2010 that was requested at the June 1st Workshop was not made in the minutes presented in the agenda packet. He said the correction to rearrange placement of a sentence has been made to the final copy of the minutes for the Mayor's signature.

Councilmember McKibbin asked that Item E. (Resolution 2042) be moved to Full Council Issues for discussion. Item F. (Resolution 2044) was previously removed from the agenda during agenda modifications.

Consent Agenda approved as modified 7 – 0.

7:28:15

V. FINANCE COMMITTEE ISSUES:

- A. **AB10-103 – Resolution 2046** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign The Puget Sound Energy, Inc. Easement On Parcel # 564000-160-0 & 564000-157-0 To Serve The Interim Justice Center.

Councilmember Decker moved to approve Resolution 2046. Councilmember Lewis seconded the motion.

Councilmember Rackley noted that this is simply a correction to an earlier version of the easement that Council approved earlier in the year (Resolution 2014). Director Vodopich noted that the document removes the previously approved easements and applies this revised easement.

Resolution 2046 approved 7 – 0.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES: None.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

7:29:05

VIII. FULL COUNCIL ISSUES:

- A. ~~**AB10-74 Ordinance D10-74**~~—An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 15.28 BLMC. (Tabled to June 15, 2010 Council Workshop.)
- B. **AB10-100** – A Motion of the Bonney Lake City Council Selecting the Voting Delegates to the 2010 AWC Annual Conference.

Councilmember Decker nominated Deputy Mayor Swatman. Councilmember Hamilton nominated Councilmember McKibbin. Councilmember Rackley nominated Councilmember Lewis.

Councilmember Rackley moved to approve the nominations. Councilmember Carter seconded the motion.

Councilmembers Lewis, McKibbin and Swatman approved as voting delegates.

- C. **AB10-92 – Resolution 2042** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Interlocal Agreement With The Town Of Ruston For Code Enforcement Services. (Moved from Full Council Issues, Item E.)

Councilmember Decker moved to approve Resolution 2042. Councilmember Lewis seconded the motion.

Councilmember McKibbin asked for clarification on Assistant Planner Dan Buhl's total hours under the agreement. Director Vodopich said he will work 36 hours per week for Bonney Lake and 4 hours per week for the Town of Ruston. He said Mr. Buhl lives in Tacoma, and will not be compensated for his commute time to and from Ruston and Bonney Lake. He said this agreement is similar to the City's existing agreement with Buckley for the Associate Planner.

Resolution 2042 approved 7 – 0.

IX. EXECUTIVE SESSION: None.

7:33:58

X. ADJOURNMENT:

At 7:33 p.m., Councilmember Rackley moved to adjourn the meeting. Councilmember Carter seconded the motion.

Motion approved 7 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson
Mayor

Items submitted to the Council Meeting of June 8, 2010:

- Citizen of Bonney Lake – *Dangerous Dog Ordinance statement* – Darcie Severson.

**City of Bonney Lake, Washington
City Council Agenda Bill (C.A.B.) Approval Form**

<u>Department / Staff Contact:</u> Exec /	<u>Workshop / Meeting Date:</u> 15 Jun 2010	<u>Agenda Bill Number:</u> AB10-74
<u>Ordinance Number:</u> D10-74	<u>Resolution Number:</u>	<u>Councilmember Sponsor:</u>

Agenda Subject: Update of the Sign Code

Proposed Motion: AB10-74 – Ordinance D10-74 – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 15.28 BLMC.

Administrative Recommendation:

Background Summary: Various community organizations have expressed an interest in the ability to post signs in visible areas throughout the city. Our current sign code does not allow for this use. The draft ordinance attempts to allow reasonable and limited posting of community signs.

A draft Ordinance reflecting earlier Council deliberations on the topic was discussed at the June 1, 2010 Council Workshop.

The City Attorney has revised the draft Ordinance based on the Council's discussion at the workshop. The draft and an annotated version explaining the changes have been included.

<u>BUDGET INFORMATION:</u>			
Budget Amount	Required Expenditure	Budget Impact	Budget Balance
Budget Explanation:			

<u>COMMITTEE/BOARD REVIEW:</u>
Subcommittee Review Date: -
Commission/Board Review Date: -
Hearing Examiner Date:

<u>COUNCIL ACTION:</u>	
Workshop Date(s): April 20, 2010, May 4, 2010, June 1, 2010	Public Hearing Date(s):
Meeting Date(s): April 27, 2010; June 8, 2010	Tabled To Date:

Signatures:

Director Authorization	Mayor	Date City Attorney Reviewed May 21, 2010; June 4, 2010
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ORDINANCE NO. D10-74
AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY,
WASHINGTON, AMENDING CHAPTER 15.28 BLMC.

WHEREAS, the City of Bonney Lake wishes to preserve the aesthetic nature of its community; and

WHEREAS, the City wishes to prevent distraction of motorists and preserve the safety of its residents and those using the City's streets, roads, and highways; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Chapter 15.28 of BLMC is hereby amended to read as follows. ~~Strikethroughs~~ indicate deletions, underlines indicate additions.

Article I. Purpose and Scope

15.28.010 Purpose.

The overall purpose of this chapter is to enhance and maintain the aesthetic character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city. This chapter is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance and to prevent and abate public nuisances. The purpose of this chapter is implemented by controlling the construction, location, use and maintenance of all signs and sign structures. It is also the intent of this chapter to afford noncommercial speech the same or greater protection afforded commercial speech and to not regulate noncommercial speech to a stricter standard than commercial speech. The primary purpose of this chapter shall be to regulate the type, placement, and physical dimensions of signs within the different land use zones through implementation of the goals, objectives, and policies of the city's comprehensive plan as amended from time to time including, without limitation, the community character and design element of the plan. This is intended to recognize the commercial communication requirements of all sectors of the business community, encourage the innovative use of design, promote both renovation and proper sign maintenance, allow for special circumstances as determined by the sole discretion of the planning and community development director or administrative designee, and promote a positive visual image of the city and protect property values by encouraging signs that are appropriate and consistent with surrounding buildings and landscape in both scale and design, the size of the subject property and building, and the amount of street frontage adjacent to the subject property. These purposes shall be accomplished by regulation of the display, construction, use, and maintenance of signs. No sign shall be permitted as a main or accessory use except in accordance with the provisions of this chapter. (Ord. 880 § 1, 2001; Ord. 614 § 1.01, 1989).

15.28.020 Scope.

The primary intent of this chapter shall be to regulate signs intended to promote commercial, retail, or other business purposes, or be viewed by pedestrians or be visible from any vehicular right-of-way. This chapter shall not relate to building design nor shall this chapter regulate official traffic or government signs; the copy and message of signs; signs not visible from a public right-of-way; window displays; product dispensers and point of purchase displays; score boards on athletic fields; flags of any nation, government, or noncommercial organization; gravestones; barber poles; religious symbols; commemorative plaques; the display of street numbers; or any display or construction not defined herein as a sign.

Thus, the primary intent of this chapter shall be to regulate signs of a commercial nature intended to be viewed from any vehicular public right-of-way. (Ord. 880 § 1, 2001; Ord. 614 § 1.02, 1989).

Article II. Definitions

15.28.030 Definitions.

Certain terms are defined for the purposes of this chapter as follows:

“Abandoned sign” means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

“Administrator” means the planning and community development director or his designated representative.

“Ambient light” means surrounding or environmental light that is everywhere equally intense and has no directionality.

“Animated sign” means any sign which uses movement or change of lighting to depict action or to create a special effect or scene (compare “flashing sign”).

Area. (See “Sign, area of.”)

“Awning” means a shelter projecting from and supported by the exterior wall of a building, constructed of nonrigid materials on a supporting framework (compare “marquee”).

“Awning sign” means a sign painted on, printed on, or attached flat against the surface of an awning.

“Banner sign” means a sign made of fabric or any nonrigid material with no enclosing framework.

Billboard. (See “Off-premises sign.”)

“Building” means as defined in Section 403 of the Uniform Building Code.

“Changeable copy sign (automatic)” means a sign on which the copy changes automatically on a lampbank or through mechanical means, e.g., electrical or electronic time and temperature units.

“Changeable copy sign (manual)” means a sign on which copy is changed manually in the field, e.g., readerboards with changeable letters.

City. Unless the context clearly discloses a contrary intent, the word “city” means the city of Bonney Lake.

“Civic organization” means an organization which is formed for civic purposes.

“Clearance (of a sign)” means the smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.

“Construction sign” means a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.

“Copy” means the wording on a sign surface in either permanent or removable letter form.

“Directional/informational sign” means an on-premises sign which is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, and service areas ~~giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g., parking or exit and entrance signs.~~

“Double-faced sign” means a sign with two faces.

“Electrical sign” means a sign or sign structure in which electrical wiring, connections or fixtures are used.

“Electronic message center” means an electronically activated sign whose message content, either whole or in part, contains only text and may be changed by means of electronic programming.

“Facade” means the entire building front including the parapet.

“Face of sign” means the area of a sign on which the copy is placed.

“Festoon” means a string of ribbons, tinsel, small flags, or pinwheels.

“Flashing sign” means a sign which contains an intermittent or sequential flashing light source used primarily to attract attention. Does not include changeable copy signs, animated signs, or signs which, through reflection or other means, create an illusion of flashing or intermittent light (compare “animated sign,” “changeable copy sign”).

“Freestanding sign” means a sign supported upon the ground by poles or braces and not attached to any building.

“Frontage” means the length of the property line of any one premises along a public right-of-way on which it borders.

“Frontage, building” means where the main entrance is located on a facade which is visible from a public or private street, parking lot, or highway.

“Government sign” means any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.

“Height (of a sign)” means the vertical distance from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less (compare “clearance”).

“Identification sign” means a sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

“Illegal sign” means a sign which does not meet the requirements of this code and which has not received legal nonconforming status.

“Illuminated sign” means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

“Incidental sign” means a small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.

“Interactive sign” means an electronic or animated sign that reacts to the behavior or electronic signals of drivers.

“Lot” means a parcel of land legally defined on a subdivision map recorded with the assessment department or land registry office, or a parcel of land defined by a legal record of survey map.

“Maintenance” means the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

“Message,” pertaining to electronic signs, means a text message, image, or combination thereof meant to be comprehended as a whole by the viewer. Each sentence or simple concept shall be deemed a separate message. A message can either be a static display or a display which, not fitting onto the screen all at once, is broken into parts which appear sequentially, appearing on or scrolling across the screen. Electronic signs are capable of changeable messages.

“Monument sign” means a freestanding sign having the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile or textured concrete materials harmonious with the material of the primary structure on the subject property.

“Multiple-building complex” means a group of structures housing at least one retail business, office, commercial venture or independent or separate part of a business which shares the same lot, access and/or parking facilities.

“Multiple-tenant building” means a single structure housing more than one retail business, office or commercial venture but not including residential apartment buildings.

“Nameplate” means a nonelectric on-premises identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

“Nit” means a luminance unit equal to one candle per square meter measured perpendicular to the rays from the source.

“Nonconforming sign” means a sign which was erected legally but which does not comply with subsequently enacted sign restrictions and regulations; a sign which does not conform to the sign code requirements but for which a special permit has been issued.

“Occupancy” means the portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

“Off-premises sign” means a sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., “billboards” or “outdoor advertising.”

“On-premises sign” means a sign which pertains to the use of the premises on which it is located.

“Outdoor vendor sign” means a temporary, movable A-frame sign which is used for temporary outdoor vendors such as Christmas tree lots, fruit stands, and farmers’ markets (compare “real estate sign, off-premises” and “real estate directional sign”).

“Owner” means a person recorded as such on official records. For the purposes of this chapter, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to

the contrary are officially recorded or otherwise brought to the attention of the administrator, e.g., a sign leased from a sign company.

“Painted wall sign” means a sign which is applied with paint or similar substance on the face of a wall.

“Parapet” means the extension of a false front or wall above a roofline.

“Pennant” means any long, narrow, usually triangular flag.

“Person” means any individual, corporation, association, firm, partnership, or similarly defined interest.

“Pixel” means the basic unit of the composition of an image on an electronic sign.

“Point of purchase display” means advertising of a retail item, accompanying its display, e.g., an advertisement on a product dispenser.

“Pole cover” means covers enclosing or decorating poles or other structural supports of a sign.

“Political sign” means a temporary sign used in connection with a local, state, or national election or referendum.

“Portable sign” means any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

“Premises” means a parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

“Projecting sign” means a sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

“Readerboard, portable” means a sign face, illuminated or nonilluminated, which is designed to hold readily changeable sign graphics allowing frequent changes of copy.

“Real estate directional sign” means a portable and temporary directional sign which is intended to assist in finding the location of a difficult to locate property which is for sale or rent.

“Real estate sign” means a temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

~~“Real estate sign, for sale/rent/lease” means an on-premises sign advertising that the property is for sale, rent, or lease.~~

~~“Real estate sign, off-premises” means a portable and temporary sign advertising a property which is for sale, rent, or lease located off the site which is for sale, rent, or lease.~~

~~“Real estate sign, on-premises” means a portable and temporary sign advertising a property which is for sale, rent, or lease located on the site for sale, rent, or lease. This includes temporary signs located at the entrance of subject developments advertising the sale of lots, subdivisions, houses, or dwelling units.~~

“Right-of-way” means land privately owned, or dedicated to the public, which is primarily for the movement of vehicles, wheelchairs, and pedestrian traffic.

“Roof sign” means any sign erected over or on the roof of a building (compare “wall sign”).

“Roofline” means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

“Sandwich board/sidewalk sign” means a portable sign consisting of two sign faces hinged at the top and separated at the bottom to make it self-standing.

“Searchlight” means an apparatus containing a light and reflector on a swivel, for projecting a strong, far-reaching beam in any direction.

“Service organization sign” means a sign sponsored by service or civic organizations, clubs and similar organizations located in the city of Bonney Lake.

“Sign” means any device, structure, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, goods, or services (compare BLMC 15.28.020).

Sign, Area of.

1. “Projecting and freestanding signs” means the entire area of a sign, on which graphics, letters, figures, symbols, trademarks and/or written copy is to be placed, excluding sign structure, architectural embellishments, and framework. Sign area is calculated by measuring the perimeter enclosing the extreme limits of the module or sign face containing the graphics, letters, figures, symbols, trademarks, and/or written copy.

2. “Wall, canopy, or awning signs” means the area shall be within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message; provided, however, that individual letters, numbers, or symbols using a wall, canopy, or awning as background have sign area calculated by measuring the perimeter enclosing each letter, number, or symbol.

“Special event” means a business or use event such as a grand opening, celebration, holiday, or promotional period beginning on or shortly after the date of the event. Grand opening events must be related to: a change of business location; construction of a new business structure; major remodeling; change of ownership; change of name; or change in type of business engaged in by an existing business.

“Subdivision identification sign” means a monument or wall sign identifying a recognized subdivision, condominium complex, or residential development.

“Temporary sign” means a sign not constructed or intended for long-term use or permanent use.

“Under-canopy sign” means a sign suspended beneath a canopy, ceiling, roof, or marquee.

“Use” means the purpose for which a building, lot, sign, or structure is intended, designed, occupied, or maintained.

“Video” means a high-resolution, high-frames-per-second motion picture display.

“Wall sign” means a sign attached parallel to and extending not more than 12 inches from the wall of a building. This definition includes painted, individual letter, cabinet signs, and signs on a mansard roof.

“Window sign” means a sign installed inside a window and intended to be viewed from the outside. (Ord. 1285 § 1, 2008; Ord. 880 § 1, 2001; Ord. 614 § 2, 1989).

Article III. General Provisions

15.28.040 Compliance with code required.

It is hereafter unlawful for any person to install, replace, repair or maintain a sign in the city except in accordance with the provisions of this chapter. No sign shall be permitted as a main or accessory use except in accordance with the provisions of this chapter. Any sign in violation of any provision of this chapter may be removed and may result in an assessment in the cost of removal pursuant to Chapter 14.130 BLMC. (Ord. 880 § 1, 2001; Ord. 614 § 3, 1989).

15.28.050 Permits required – Criteria.

A. Unless otherwise provided by this chapter, permits shall be required for all signs with appropriate payment of fees as described in Chapter 3.68 BLMC. No permit is required for the repair or maintenance of any sign for which a permit has previously been obtained pursuant to this chapter, or for a change of copy on painted, printed, or changeable copy signs.

B. The criterion for issuance of permits shall be compliance with this chapter. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 3.02, 1989. Formerly 15.28.060).

15.28.060 Permit application.

To obtain a permit required by this chapter, the applicant shall pay all applicable fees and costs and file an application which shall include the following:

- A. A completed building permit application in a form, as determined by the director of planning and community development, which shall include the name and address of the owner of the sign, street address or location of the property on which the sign(s) are to be located, and the name and address of the property owner;
- B. The identification of the type of sign or sign structures as defined in this chapter;
- C. A site plan, drawn to scale, showing all existing buildings on the site, the proposed location of the sign(s) in addition to the location and area of all existing sign(s) on the same premises or building;
- D. A landscape and irrigation plan, drawn to scale, for freestanding sign(s);
- E. Specifications and elevations, drawn to scale, showing dimensions, materials, color, and design of all proposed sign(s);
- F. Specifications and drawings, to scale, showing the structural supports and electrical components of the proposed sign(s); and
- G. Such other information as the director of planning and community development requires to meet the intent of this code. (Ord. 880 § 1, 2001; Ord. 614 § 7.02, 1989. Formerly 15.28.220).

15.28.070 Signs prohibited.

The following types of signs are prohibited in all districts:

- A. Abandoned signs;
- B. Banners, pennants, festoons, searchlights (except as allowed in BLMC 15.28.090);
- C. Signs imitating or resembling official traffic or government signs or signals;

D. Signs attached to trees, utility poles, public benches, light standards, or placed on any public property or in any public right-of-way except as allowed in subsection F of this section;

E. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign (this does not apply to allowed portable signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business);

F. Signs, other than political and government signs, which are placed in or extend over a public right-of-way except ~~government signs~~ or as otherwise allowed in this chapter or as may be approved by the director(s);

G. All portable and semi-portable readerboard signs;

H. All off-premises signs except as otherwise allowed in this chapter;

I. Any sign which constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement, coloring, or method of illumination, or by obstructing the vision of drivers, or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians by glare or method of illumination or constitutes a hazard to traffic. No sign may use words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic;

J. Signs which are structurally, materially or electrically defective, or which do not structurally or materially conform to the requirements of the city's adopted International Building Code, or which endanger the public; and

K. Interactive signs, other than those used for public safety as determined by the director. (Ord. 1285 § 2, 2008; Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 3.01, 1989. Formerly 15.28.050).

15.28.080 Signs not requiring permits.

The following types of signs are exempt from permit requirements but shall be in conformance with all other requirements of this chapter and with this section:

A. Civic Organization Signs. Nonilluminated permanent signs used by churches, schools, or civic organizations not over 12 square feet in area. ~~when the~~ Such signs is must be located on the institution's premises.

B. Construction/Contractor Signs. One construction sign for each street frontage of a construction project, not to exceed six square feet per face in area in residential zones or 24 square feet in area in all other zones. Such signs may be erected seven days prior to commencement of construction and may be removed within seven days following completion of construction or issuance of the final certificate of occupancy. ~~In addition, failure to remove signs within 48 hours following completion of the project~~ Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

C. Directional/Informational Signs. ~~May not exceed a total of two or less square feet per face and 10 feet in height. In addition, failure to remove signs within 48 hours following completion of event or activity may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.~~

D. Garage/Yard Sale Signs. A maximum of two movable A-frame signs or signs on stakes may be placed along the periphery of a public right-of-way, provided it does not interfere with traffic safety consistent with BLMC 15.28.070, ~~on rights-of-way for any garage/yard sale.~~ Such signs shall only be displayed between dawn and dusk on the days of the sale. A maximum of four square feet per face is allowed. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal in accordance with Chapter 14.130 BLMC. ~~Garage/yard sale signs are not allowed to be affixed to utility poles or light standards and traffic signs. In addition, failure to remove signs within 48 hours following completion of event or activity may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.~~

E. Incidental Signs. Incidental signs and sandwich board signs are permitted in all commercial and manufacturing zones not to exceed eight square feet in aggregate sign area per occupancy. A double-sided sandwich board with no other incidental sign may be no greater than two feet by two feet. A single-sided sandwich board with no other incidental sign may be no greater than four feet by two feet. Sandwich board signs are to be maintained on the business' premises, not in a public right-of-way.

F. Nameplates. Nameplates identifying the occupant of a residence or business office shall not exceed two square feet in area per face.

G. Political Signs. Political signs may be permitted up to a maximum of four square feet per face in area without a sign permit. In no case shall political signs in rights-of-way exceed four square feet in area. Political signs may be removed within seven days following the election or referendum for which they were posted, except that signs promoting successful candidates in a primary election may remain displayed until seven days following the subsequent general election. Such signs shall not be posted on any public utility pole, public building, public information or traffic sign, or public structures. Political signs may be placed on parking strips/public rights-of-way where such signs are installed pursuant to

the permission of the owner of the property abutting said parking strip and within public rights-of-way; provided, that they are installed in such a manner as not to constitute a traffic hazard or impair or impede pedestrian thoroughfares. Political signs may be placed on private property only with the permission of the property owners. Spacing of signs and total numbers of signs are not regulated. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

H. Public Signs or Notices. Public signs or notices such as, but not limited to, notice of land use action signs, posted by the city of Bonney Lake, or any sign relating to an emergency.

I. Real Estate Signs.

1. Residential “for sale or rent” and “sold” signs: such signs shall be limited to one sign per street frontage not to exceed six square feet in sign area per side, placed entirely on the property for sale, and not to exceed a height of eight feet. Such sign shall be removed by the owner or agent within seven days of the sale closing date or the occupancy of the rental unit.

2. Residential directional “open house” signs: such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a broker/agent has more than one house open for inspection in a single development or subdivision, he/she is limited to four off-premises “open house” signs in the entire development or subdivision. Such signs are permitted only during daylight hours and when the broker/agent or seller or an agent is in attendance at the property for sale. No such sign shall exceed six square feet in sign area per side and eight feet in height. The sign may be placed along the periphery of a public right-of-way, provided it does not interfere with traffic safety consistent with BLMC 15.28.070.

3. Commercial and industrial property “for sale or rent” signs: one sign per street frontage advertising undeveloped commercial and industrial property for sale or for rent is permitted while the property is actually for sale or rent. The sign shall not exceed 24 square feet in sign area per side and eight feet in height and must be placed entirely on the property for sale. Such sign shall be removed by the owner or agent within seven days of the sale closing date or the occupancy of the rental unit.

Subdivision Signs, Off-Premises. A maximum of one off-premises temporary sandwich board sign per direction-altering intersection (intersection in which the home shopper would have to alter direction) per residential subdivision or group of residences, not to exceed six square feet in sign area per face, shall be permitted. The following conditions

~~shall apply to all off-premises real estate signs: the signs shall be displayed only during the time that the premises are actually being shown for “open house” and shall not be placed so as to cause a hazard (for example, blocking sight distances at intersections); the signs shall only be displayed between dawn and dusk; no more than one sign per property at any street intersection shall be permitted for any developer, broker, or seller; signs cannot be located within the public right of way. In addition, failure to remove signs the same day of event or activity such as an open house may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.~~

~~J. Real Estate Signs, Group Sale/Rent/Lease. Signs advertising the sale of lots and/or houses in a subdivision or multifamily units may be located at the entrance of the development; provided, that no more than one such sign no larger than 12 square feet in area per face, and eight feet in height, may be installed at one time at any entrance. The signs shall not be located on a public right of way. The maximum duration for any such sign shall be two years or whenever the property advertised is sold, rented, or leased; whichever occurs first. The applicant may request one extension not to exceed one year; otherwise the sign may be removed.~~

~~K. Real Estate Signs, Residential Individual Sale/Rent/Lease. Such signs shall not exceed six square feet in area per face. Only one sign is permitted per street frontage. Sign height shall not exceed eight feet. Any such sign shall not be located within a public right of way. Such sign shall advertise only the property on which the sign is located, and the sign may be removed by the owner or agent within seven days of the sale closing date or the occupancy of the rental unit.~~

~~L. Real Estate Signs, Commercial Individual Sale/Rent/Lease. Signs advertising commercial or industrial property shall not exceed 24 square feet in area per face. Only one sign is permitted per street frontage. Sign height shall not exceed eight feet. Such signs shall be located completely on the property for sale, rent, or lease and are not permitted within a public right of way. Such signs may only be displayed while the building or portion thereof is actually for sale, rent, or lease, and the sign may be removed by the owner or agent within seven days of the sale closing date.~~

~~M]. Window Signs. Signs installed inside a window of a business establishment which are intended to be viewed from the outside and which are only legible from a distance of eight feet or less. (Ord. 1230 § 16, 2007; Ord. 880 § 1, 2001; Ord. 614 § 3.03, 1989. Formerly 15.28.070).~~

15.28.090 Temporary permits.

A. Application may be made along with required permit fees to the department of planning and community development for a temporary permit for the following purposes:

~~A1.~~ Special Event Signs. Temporary, special event sign(s) and decorations are allowed by the director of planning and community development for special events, grand openings, or holidays. Such signs and decorations may be used for a period of not exceeding 14 days and only two such permits shall be issued to any one person/organization per calendar year. Such signs must be removed within 48 hours following completion of event or activity. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

~~B2.~~ Outdoor Vendor Signs. A maximum of two movable sandwich board signs are allowed on the premises for temporary outdoor vendors, that is Christmas tree lots, fruit stands, and farmers' markets, in the DC, DM, C-2, C-3, C-2/C-3 combined and M-1 zone classifications. Such signs are limited to a maximum of six square feet in area per face and a maximum height of four feet. Such signs are permitted for a duration of 120 days within a one-year period. Such signs are not permitted in any public right-of-way. Such signs are prohibited on the roof of any temporary or permanent building, trailer, or vehicle used by the vendor. All outdoor vendor signs shall be designed to fit with the community character and be constructed of durable materials such as metal, wood, or plastic. Such signs must be removed within 48 hours of the completion of the event or activity. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

~~C.~~ Permit Application. The applicant shall file an application for a temporary permit which shall include the following:

1. A completed permit application on a form provided by the planning and community development department including the name and address of the owner of the sign, street address or location of the property on which the sign(s) are to be located, and the name and address of the property owner.
2. The identification and description of all proposed sign(s), as part of the temporary permit.
3. A site plan or map, drawn to scale, showing ~~all existing buildings on the site~~, the proposed location(s) of the sign(s) ~~in addition to the location(s) and area(s) of all existing sign(s) on the same premises or building.~~
4. In addition to items listed above, applicant will be required to pay all review fees (BLMC 3.68.010) and permit fees.

C. Appeal. An individual or organization who is denied a temporary permit under this section may appeal such denial. Such appeal must be filed with the planning and

community development department and must be in writing, explaining the reason for the appeal. Such appeal must be filed within 2 business days of the temporary permit decision. The City Administrator will review the written appeal and issue a written determination within 2 business days. The individual or organization may appeal the determination of the City Administrator to a hearing examiner pursuant to the procedures and deadlines of BLMC 14.120.020. (Ord. 1230 § 17, 2007; Ord. 1155 § 6, 2005; Ord. 988 § 2, 2003; Ord. 880 § 1, 2001).

Article IV. Regulation of On-Premises Signs by District

15.28.100 Signs permitted in residential districts and public facilities district.

A. Signs are allowed as follows in R-1, R-2, R-3, and RC-5 residential districts and in the public facilities district:

1. All signs as permitted in BLMC 15.28.080, unless specifically prohibited by this section;
2. One permanent, nonelectric subdivision identification sign per neighborhood, subdivision, development, apartment, or condominium complex per main entrance not to exceed 32 square feet in sign area per face and six feet in height. Such sign may be indirectly lighted;
3. Churches, schools, city parks, fire stations, police stations, municipal buildings, public libraries, community centers and other similar uses may have no more than one monument or one wall sign for each street frontage. A monument or wall sign shall not exceed 32 square feet per face in area and shall not exceed six feet in height;
4. Home occupations (see BLMC 18.22.010) may, unless restricted by any applicable protective covenants, have one unlighted sandwich board sign not over eight square feet in area counting both sign faces, with permanent letters. The sign shall be on the premises, not on public right-of-way nor attached to any structure, and may be removed from sight during non-business hours. (Ord. 1112 § 2, 2005; Ord. 880 § 1, 2001; Ord. 614 § 4.02, 1989. Formerly 15.28.130).

15.28.110 Signs permitted in commercial and light industrial districts.

A. Signs are allowed as follows in DC, DM, C-1, C-2, C-3, and C-2/C-3 combined commercial and M-1, light industrial, warehousing, and heavy commercial sales districts:

1. All signs as permitted in BLMC 15.28.080 unless otherwise noted;

2. Freestanding, wall, roof, projecting, and under-canopy sign(s) per business establishment, not to exceed one and one-half square feet in combined sign area for each linear foot of building frontage up to a maximum of 150 square feet;
3. Each multi-tenant building or building complex shall be permitted one freestanding directory sign not to exceed 100 square feet. The directory sign shall identify two or more tenants and/or the complex as a whole. The directory sign shall be considered additional permitted signage, allowed beyond the limitations of subsection (A)(2) of this section. If a tenant in a multi-tenant building or multi-building complex has a sign on the freestanding directory sign then the tenant shall not have an individual freestanding sign;
4. On a business, multi-tenant building or multi-building complex with total frontage on the main street of more than 300 feet, the business, multi-tenant building or multi-building complex shall be allowed one additional freestanding directory sign for each 300 feet of frontage, not to exceed 50 square feet. Each sign shall be placed not less than 150 feet apart;
5. Animated and electronic message center signs provided the requirements of BLMC 15.28.115 are met.

B. Special regulations and allowances for commercial and light industrial districts are as follows:

1. Setbacks Required. All permitted freestanding signs shall have a setback of 20 feet from the SR 410 right-of-way. If a monument sign is used, the sign may be located within 10 feet of the SR 410 right-of-way. Signs shall have a setback of five feet from all other rights-of-way and be subject to required sight distance criteria.
2. Height. Maximum height for freestanding signs shall not exceed 20 feet; maximum height for monument signs shall not exceed 14 feet. Freestanding and under-canopy signs shall have a minimum clearance of 14 feet over any parking area and eight feet over any pedestrian area such as a sidewalk.
3. Sign Area Bonus. The total sign area may be increased by 25 percent if the business uses only wall signs. Animated signs are not included and do not qualify for bonus increase.
4. Animated signs and electronic message centers shall not be allowed in commercial and industrial zoning districts if the proposed sign location is within 200 feet measured in any direction from a residential zoning district and the sign face is visible from the RC-5, R-1, R-2, or R-3 zones. The exception is electronic message centers associated with schools as provided in BLMC 15.28.100(A)(3).

5. Landscaping. Freestanding and monument signs are required to be landscaped around the base of the sign to improve the overall visual appearance of the sign. Landscaping shall be in proportion to the size and height of the sign, with a minimum of one-half square foot of landscaping for each square foot of sign area and shall be maintained throughout the life of the sign.

a. The landscaping and sign base shall be protected from vehicles by a vertical curb (or equivalent) at least three feet from the sign base.

b. Landscaping shall be installed in the planting season closest to the issuance of the sign permit. Signs installed after the planting season shall be landscaped no later than the following planting season.

c. Landscaping requirements may be waived by the director of planning and community development. (Ord. 1285 § 3, 2008; Ord. 1155 § 7, 2005; Ord. 880 § 1, 2001; Ord. 614 § 4.03, 1989. Formerly 15.28.140).

15.28.115 Animated signs.

A. Any animated sign shall be no more than 30 percent of the total allowable sign face for any sign; provided, that all other requirements in this section are followed.

B. In multi-tenant buildings or building complexes, only freestanding directory signs per BLMC 15.28.110(A)(3) may be animated or electronic message centers, not individual tenant signs. If, within a multi-tenant building or building complex, an individual tenant already has an animated sign or electronic message center, the multi-tenant building or building complex as a whole shall not be allowed to have an additional sign of this type.

C. Maximum brightness levels for electronic signs shall not exceed 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of the day between sunrise and sunset.

D. Newly permitted animated signs shall include an ambient light meter and programmable or manual dimming capacity. (Ord. 1285 § 4, 2008).

Article V. Nonconforming Signs

15.28.120 Determination of legal nonconformity.

A. To ease the economic impact of this code on businesses with substantial investment in signs in existence on the date of adoption of this code, this section provides for up to six

years of continued use of a nonconforming sign in its existing state. During this period it is expected that the sign may be amortized on federal income taxes; however, whether it may be so amortized shall not affect the application of this section. Similar treatment is accorded signs in areas annexed to the city after the code's enactment.

B. The administrator shall, as soon as practical, survey the city for signs which do not conform to the requirements of this chapter. Upon determination that a sign is nonconforming or illegal, the administrator shall use reasonable efforts to so notify, either personally or in writing, the sign user or owner of the sign, and where practical, the owner of the property on which the sign is located of the following; provided, that the business license holder of the business with which the sign is associated shall be presumed to be the sign user under this code. The administrator shall notify the owner of the following:

1. The sign's nonconformity or illegality;
2. Whether the sign may be eligible for a nonconforming sign permit.

If the identity of the sign user, owner of the sign, or owner of the property on which the sign is located cannot be determined after reasonable inquiry, the notice may be affixed in a conspicuous place on the sign or on the business premises with which the sign is associated. A file shall be established in the department, and a copy of the notice and certification of posting shall be maintained for records.

C. Existing signs which do not conform to the specific provisions of this chapter may be eligible for the designation "legal nonconforming"; provided, that:

1. The administrator determines that such signs are properly maintained and do not in any way endanger the public;
2. The sign was covered by a valid permit or variance or complied with all applicable laws on the date of adoption of the ordinance codified in this chapter;
3. Signs permitted after November 1, 1989 which were made nonconforming by the adoption of this chapter shall be permitted to remain in place and be maintained for a period not to exceed six years from the date this chapter takes effect; provided, that no action is taken which increases the degree of nonconformity;
4. All nonconforming temporary signs, off-premises signs, real estate signs, and signs erected without a permit shall not be eligible for the designation, "legal nonconforming." All such signs shall be subject to the provisions of this chapter and be brought into conformance immediately;

5. All signs permitted prior to November 1, 1989 and which were deemed legal conforming signs under city of Bonney Lake Ordinance No. 614, shall be brought into conformance with this chapter upon written notice by the director of planning and community development;

6. Each sign user within the city having existing nonconforming signs designated under this chapter shall be permitted to designate only one such sign as “nonconforming” for each street upon which the business premises fronts. Such designation shall be made in the application for a nonconforming sign permit;

7. A nonconforming sign permit is required for each nonconforming sign designated under this chapter. The permit shall be obtained by the sign user or the sign owner, or the owner of the property upon which the sign is located with 60 days of notification by the city. The permit shall be issued and shall expire at the end of the applicable amortization period prescribed in this chapter. Applications for a nonconforming sign permit shall contain the name and address of the sign user, the sign owner, and the owner of the property upon which the sign is located and such other pertinent information as the administrator may require to ensure compliance with the code, including proof of the date of installation of the sign. A nonconforming sign for which no permit has been issued with the 60-day period of notification shall within six months be brought into compliance with the code or be removed. Failure to comply shall subject the sign user, owner or owner of the property on which the sign is located to penalties cited in this chapter.

8. Within areas annexed to the city of Bonney Lake after the effective date of this chapter, all signs not in conformance with this chapter shall be given six years from the effective date of the annexation to come into compliance with this chapter or be removed. (Ord. 880 § 1, 2001; Ord. 614 § 5.01, 1989. Formerly 15.28.150).

15.28.125 Loss of legal nonconforming status.

A legal nonconforming sign shall lose this designation, and must be brought into compliance immediately, if:

A. The sign is relocated or replaced;

B. The structure or size of the sign is altered in any way except towards compliance with this chapter. This does not refer to change of copy or normal maintenance;

C. Any proposed change, repair, or maintenance that would constitute an expense of more than 25 percent of the lesser of the original value or replacement value of the sign;

D. No application for a nonconforming sign permit is filed by the sign user, sign owner, or owner of the property upon which the sign is located within 60 days following notification by the city that the sign is nonconforming and that a permit must be obtained;

E. The loss of legal nonconforming status takes place upon any change in land use or occupancy, or change in business name, and the sign shall be brought into conformity with this chapter by revising to the area and height standards or be removed. Upon any of the above referenced circumstances taking place, any permit or designation for what had been a nonconforming sign shall become void. The administrator shall notify the sign user, sign owner or owner of the property upon which the sign is located of cancellation of the permit or designation and the sign shall immediately be brought into compliance with this chapter and a new permit secured or may be removed.

F. An illegal sign is any sign which does not comply with the requirements of this chapter within the city limits as they now or hereafter exist and which is not eligible for characterization as nonconforming under this chapter. (Ord. 880 § 1, 2001; Ord. 614 § 5.02, 1989. Formerly 15.28.160).

15.28.130 Amortization period for nonconforming signs.

Nonconforming signs, as defined in this chapter, for which a nonconforming sign permit has been issued may remain in a nonconforming state for six years after the effective date of this chapter. Thereafter, the sign shall be brought into conformity with this code by obtaining a permit or be removed; provided, however, that the amortization period established by this section may be used only so long as the sign retains its legal nonconforming status. (Ord. 880 § 1, 2001).

15.28.140 Maintenance and repair of nonconforming signs.

The legal nonconforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. However, if the sign suffers more than 50 percent damage or deterioration, it must be brought into conformance with this code or be removed.

In addition, any repainting, replacement of “copy,” panels and/or lettering, cleaning, and other normal maintenance or repair of the sign or sign structure shall not modify the sign or structure in any way which is not in compliance with the requirements of this code, or the sign will lose its nonconforming status. (Ord. 880 § 1, 2001; Ord. 614 § 5.03, 1989. Formerly 15.28.170).

Article VI. Construction Specifications

15.28.150 Compliance with building code.

All signs shall be constructed in accordance with the requirements of the Uniform Building Code, current adopted edition, including Section 5-281 of the Uniform Sign Code and Section 5-66 of

the Uniform Building Code. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 6.01, 1989. Formerly 15.28.180).

15.28.160 Anchoring.

- A. Signs shall not be suspended by nonrigid attachments that will allow the sign to swing in a wind.
- B. All freestanding signs shall have self-supporting structures erected on or permanently attached to concrete foundations.
- C. All portable signs on display shall be braced or secured to prevent motion. (Ord. 880 § 1, 2001; Ord. 614 § 6.02, 1989. Formerly 15.28.190).

15.28.170 Wind loads and additional construction specifications.

- A. Solid signs, other than wall signs, shall be designed to withstand a wind load of 20 pounds per square foot on any face.
- B. No signs shall be erected, constructed or maintained so as to obstruct any fire escape, required exit, window or door opening used as a means of egress. (Ord. 880 § 1, 2001; Ord. 614 § 6.03, 1989. Formerly 15.28.200).

15.28.180 Maintenance.

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The director of planning and community development shall have the right under this chapter to order the repair or removal of any sign which is defective, damaged, deemed a safety hazard, or is substantially deteriorated. (Ord. 880 § 1, 2001; Ord. 614 § 3.04, 1989. Formerly 15.28.080).

15.28.190 Lighting.

Unless otherwise specified by this chapter, all signs may be illuminated. However, no sign regulated by this chapter may utilize:

- A. An exposed incandescent lamp with an external reflector and without a sunscreen or comparable diffusion;
- B. Any exposed incandescent lamp in excess of 25 watts;
- C. Any revolving beacon light;

D. Any spot or flood light system directed toward or shining on vehicular or pedestrian traffic on a street, or adversely affecting surrounding premises or residential structures;

E. Any continuous or sequential flashing operation. (Ord. 880 § 1, 2001; Ord. 614 § 3.05, 1989. Formerly 15.28.090).

15.28.200 Sign contractor's license.

No person may engage in the business of erecting, altering, relocating, constructing, or maintaining signs without a valid contractor's license and all required city, state and federal licenses. (Ord. 880 § 1, 2001; Ord. 614 § 3.07, 1989. Formerly 15.28.110).

15.28.210 Inspection upon completion.

Any person installing, altering, or relocating a sign for which a permit has been issued shall notify the director of planning and community development upon completion of the work. The director of planning and community development may require in writing, upon issuance of a permit, that he be notified for inspection prior to the installation of certain signs. The director of planning and community development may require a final inspection, including an electrical inspection and inspection of footings on freestanding signs. (Ord. 880 § 1, 2001; Ord. 614 § 7.06, 1989. Formerly 15.28.260).

Article VII. Administration and Enforcement

15.28.220 Code administrator.

Repealed by Ord. 988. (Ord. 880 § 1, 2001; Ord. 614 § 7.01, 1989. Formerly 15.28.210).

15.28.230 Permit fees.

Repealed by Ord. 988. (Ord. 880 § 1, 2001; Ord. 614 § 7.03, 1989).

15.28.240 Issuance and denial.

Repealed by Ord. 988. (Ord. 880 § 1, 2001; Ord. 614 § 7.05, 1989).

15.28.260 Variances.

Sign variances shall be Type 1 permits – see Chapter 14.30 BLMC. Variances to specific provisions of this chapter may be approved by the director(s) in accordance with the following:

A. Application. Variance applications shall be made on forms available from the planning and community development department. An application shall consist of a completed

form, any necessary supporting documentation such as sign drawings, site plans, building elevations, photographs, or other information, and the application fee.

B. Approval Criteria. In issuing any favorable decision on a variance application, the director(s) shall adopt findings of fact and conclusions based on those findings which meet the following criteria:

1. The variance is in harmony with the purpose and intent of the sign regulations;
2. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon signage of other properties that have had to conform to the provisions of this chapter;
3. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property that are not contemplated or provided for by this chapter;
4. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;
5. Alternative signage concepts that comply with the provisions to which the variance is requested have been evaluated, and undue hardship would result if the strict adherence to the provisions of this chapter is required; and
6. The variance is not granted for the convenience of the applicant or for the convenience of regional or national businesses which desire to use a standardized sign.

C. Conditions. Conditions may be imposed upon the approval of any variance. Unless otherwise specified, variance approval shall be subject to all plans, specifications, and conditions set forth in the application.

D. Variance. A variance shall not be granted which would increase the number of signs allowed by this chapter, allow a large sign face, allow a taller sign, or allow a type of sign which is prohibited by this chapter. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 7.07, 1989. Formerly 15.28.270).

15.28.270 Compliance and enforcement.

Any violations of this chapter such as the placement of prohibited signs on a property or the failure to maintain existing or new signage in good condition shall be subject to the enforcement provisions of Chapter 14.130 BLMC. (Ord. 1285 § 5, 2008).

15.28.280 Appeals.

All appeals of decisions made under this chapter shall follow the procedures as set forth in BLMC Title 14, Development Code Administration. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 7.11, 1989. Formerly 15.28.290).

Article VIII. Conflict

15.28.290 Conflict.

If any portion of this code is found to be in conflict with any other provisions of any zoning, building, fire, safety, or health ordinances of the city code, the provision which establishes the higher standards shall prevail. (Ord. 880 § 1, 2001; Ord. 614 § 8.01, 1989. Formerly 15.28.300)

Section 2. If any portion of this Ordinance shall be invalidated by a court of competent jurisdiction, the remainder shall remain in full force and effect.

Section 3. This Ordinance shall take effect thirty (30) days after its passage, subject to prior approval by the Mayor and prior publication for five days as required by law.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2010.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed:

Valid:
Published:
Effective date:

Article I. Purpose and Scope

15.28.010 Purpose.¹

The overall purpose of this chapter is to enhance and maintain the aesthetic character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city. This chapter is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance and to prevent and abate public nuisances. The purpose of this chapter is implemented by controlling the construction, location, use and maintenance of all signs and sign structures. It is also the intent of this chapter to afford noncommercial speech the same or greater protection afforded commercial speech and to not regulate noncommercial speech to a stricter standard than commercial speech. The primary purpose of this chapter shall be to regulate the type, placement, and physical dimensions of signs within the different land use zones through implementation of the goals, objectives, and policies of the city's comprehensive plan as amended from time to time including, without limitation, the community character and design element of the plan. This is intended to recognize the commercial communication requirements of all sectors of the business community, encourage the innovative use of design, promote both renovation and proper sign maintenance, allow for special circumstances as determined by the sole discretion of the planning and community development director or administrative designee, and promote a positive visual image of the city and protect property values by encouraging signs that are appropriate and consistent with surrounding buildings and landscape in both scale and design, the size of the subject property and building, and the amount of street frontage adjacent to the subject property. These purposes shall be accomplished by regulation of the display, construction, use, and maintenance of signs. No sign shall be permitted as a main or accessory use except in accordance with the provisions of this chapter. (Ord. 880 § 1, 2001; Ord. 614 § 1.01, 1989).

15.28.020 Scope.

The primary intent of this chapter shall be to regulate signs intended to promote commercial, retail, or other business purposes, or be viewed by pedestrians or be visible from any vehicular right-of-way. This chapter shall not relate to building design nor shall this chapter regulate official traffic or government signs; the copy and message of signs; signs not visible from a public right-of-way; window displays; product dispensers and point of purchase displays; score boards on athletic fields; flags of any nation, government, or noncommercial organization; gravestones; barber poles; religious symbols; commemorative plaques; the display of street numbers; or any display or construction not defined herein as a sign.

Thus, the primary intent of this chapter shall be to regulate signs of a commercial nature intended to be viewed from any vehicular public right-of-way. (Ord. 880 § 1, 2001; Ord. 614 § 1.02, 1989).

¹ Proposed revision streamlines the current "Purpose" language. Eliminates reference to "sole discretion" of the planning and community development department. Includes reference to legal standard between protected commercial and non-commercial speech.

Article II. Definitions

15.28.030 Definitions.

Certain terms are defined for the purposes of this chapter as follows:

“Abandoned sign” means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

“Administrator” means the planning and community development director or his designated representative.

“Ambient light” means surrounding or environmental light that is everywhere equally intense and has no directionality.

“Animated sign” means any sign which uses movement or change of lighting to depict action or to create a special effect or scene (compare “flashing sign”).

Area. (See “Sign, area of.”)

“Awning” means a shelter projecting from and supported by the exterior wall of a building, constructed of nonrigid materials on a supporting framework (compare “marquee”).

“Awning sign” means a sign painted on, printed on, or attached flat against the surface of an awning.

“Banner sign” means a sign made of fabric or any nonrigid material with no enclosing framework.

Billboard. (See “Off-premises sign.”)

“Building” means as defined in Section 403 of the Uniform Building Code.

“Changeable copy sign (automatic)” means a sign on which the copy changes automatically on a lampbank or through mechanical means, e.g., electrical or electronic time and temperature units.

“Changeable copy sign (manual)” means a sign on which copy is changed manually in the field, e.g., readerboards with changeable letters.

City. Unless the context clearly discloses a contrary intent, the word “city” means the city of Bonney Lake.

“Civic organization” means an organization which is formed for civic purposes.

“Clearance (of a sign)” means the smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.

“Construction sign” means a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.

“Copy” means the wording on a sign surface in either permanent or removable letter form.

“Directional/informational sign”² means an on-premises sign which is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, and service areas ~~giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g., parking or exit and entrance signs.~~

“Double-faced sign” means a sign with two faces.

“Electrical sign” means a sign or sign structure in which electrical wiring, connections or fixtures are used.

“Electronic message center” means an electronically activated sign whose message content, either whole or in part, contains only text and may be changed by means of electronic programming.

“Facade” means the entire building front including the parapet.

“Face of sign” means the area of a sign on which the copy is placed.

“Festoon” means a string of ribbons, tinsel, small flags, or pinwheels.

“Flashing sign” means a sign which contains an intermittent or sequential flashing light source used primarily to attract attention. Does not include changeable copy signs, animated signs, or signs which, through reflection or other means, create an illusion of flashing or intermittent light (compare “animated sign,” “changeable copy sign”).

“Freestanding sign” means a sign supported upon the ground by poles or braces and not attached to any building.

“Frontage” means the length of the property line of any one premises along a public right-of-way on which it borders.

² Proposed revision clarifies intent of definition. Limits “directional/informational sign” to on-premise signage used for directing vehicular or pedestrian traffic.

“Frontage, building” means where the main entrance is located on a facade which is visible from a public or private street, parking lot, or highway.

“Government sign” means any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.

“Height (of a sign)” means the vertical distance from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less (compare “clearance”).

“Identification sign” means a sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

“Illegal sign” means a sign which does not meet the requirements of this code and which has not received legal nonconforming status.

“Illuminated sign” means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

“Incidental sign” means a small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.

“Interactive sign” means an electronic or animated sign that reacts to the behavior or electronic signals of drivers.

“Lot” means a parcel of land legally defined on a subdivision map recorded with the assessment department or land registry office, or a parcel of land defined by a legal record of survey map.

“Maintenance” means the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

“Message,” pertaining to electronic signs, means a text message, image, or combination thereof meant to be comprehended as a whole by the viewer. Each sentence or simple concept shall be deemed a separate message. A message can either be a static display or a display which, not fitting onto the screen all at once, is broken into parts which appear sequentially, appearing on or scrolling across the screen. Electronic signs are capable of changeable messages.

“Monument sign” means a freestanding sign having the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile or textured concrete materials harmonious with the material of the primary structure on the subject property.

“Multiple-building complex” means a group of structures housing at least one retail business, office, commercial venture or independent or separate part of a business which shares the same lot, access and/or parking facilities.

“Multiple-tenant building” means a single structure housing more than one retail business, office or commercial venture but not including residential apartment buildings.

“Nameplate” means a nonelectric on-premises identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

“Nit” means a luminance unit equal to one candle per square meter measured perpendicular to the rays from the source.

“Nonconforming sign” means a sign which was erected legally but which does not comply with subsequently enacted sign restrictions and regulations; a sign which does not conform to the sign code requirements but for which a special permit has been issued.

“Occupancy” means the portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

“Off-premises sign” means a sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., “billboards” or “outdoor advertising.”

“On-premises sign” means a sign which pertains to the use of the premises on which it is located.

“Outdoor vendor sign” means a temporary, movable A-frame sign which is used for temporary outdoor vendors such as Christmas tree lots, fruit stands, and farmers’ markets (compare “real estate sign, off-premises” and “real estate directional sign”).

“Owner” means a person recorded as such on official records. For the purposes of this chapter, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the administrator, e.g., a sign leased from a sign company.

“Painted wall sign” means a sign which is applied with paint or similar substance on the face of a wall.

“Parapet” means the extension of a false front or wall above a roofline.

“Pennant” means any long, narrow, usually triangular flag.

“Person” means any individual, corporation, association, firm, partnership, or similarly defined interest.

“Pixel” means the basic unit of the composition of an image on an electronic sign.

“Point of purchase display” means advertising of a retail item, accompanying its display, e.g., an advertisement on a product dispenser.

“Pole cover” means covers enclosing or decorating poles or other structural supports of a sign.

“Political sign” means a temporary sign used in connection with a local, state, or national election or referendum.

“Portable sign” means any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

“Premises” means a parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

“Projecting sign” means a sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

“Readerboard, portable” means a sign face, illuminated or nonilluminated, which is designed to hold readily changeable sign graphics allowing frequent changes of copy.

“Real estate directional sign” means a portable and temporary directional sign which is intended to assist in finding the location of a difficult to locate property which is for sale or rent.

“Real estate sign”³ means a temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

~~“Real estate sign, for sale/rent/lease” means an on-premises sign advertising that the property is for sale, rent, or lease.~~

~~“Real estate sign, off-premises” means a portable and temporary sign advertising a property which is for sale, rent, or lease located off the site which is for sale, rent, or lease.~~

~~“Real estate sign, on-premises” means a portable and temporary sign advertising a property which is for sale, rent, or lease located on the site for sale, rent, or lease. This includes temporary signs located at the entrance of subject developments advertising the sale of lots, subdivisions, houses, or dwelling units.~~

³ Proposed revision eliminates unnecessary distinction between confusing sub-categories of real estate signage.

“Right-of-way” means land privately owned, or dedicated to the public, which is primarily for the movement of vehicles, wheelchairs, and pedestrian traffic.

“Roof sign” means any sign erected over or on the roof of a building (compare “wall sign”).

“Roofline” means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

“Sandwich board/sidewalk sign” means a portable sign consisting of two sign faces hinged at the top and separated at the bottom to make it self-standing.

“Searchlight” means an apparatus containing a light and reflector on a swivel, for projecting a strong, far-reaching beam in any direction.

“Service organization sign” means a sign sponsored by service or civic organizations, clubs and similar organizations located in the city of Bonney Lake.

“Sign” means any device, structure, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, goods, or services (compare BLMC 15.28.020).

Sign, Area of.

1. “Projecting and freestanding signs” means the entire area of a sign, on which graphics, letters, figures, symbols, trademarks and/or written copy is to be placed, excluding sign structure, architectural embellishments, and framework. Sign area is calculated by measuring the perimeter enclosing the extreme limits of the module or sign face containing the graphics, letters, figures, symbols, trademarks, and/or written copy.

2. “Wall, canopy, or awning signs” means the area shall be within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message; provided, however, that individual letters, numbers, or symbols using a wall, canopy, or awning as background have sign area calculated by measuring the perimeter enclosing each letter, number, or symbol.

“Special event” means a business or use event such as a grand opening, celebration, holiday, or promotional period beginning on or shortly after the date of the event. Grand opening events must be related to: a change of business location; construction of a new business structure; major remodeling; change of ownership; change of name; or change in type of business engaged in by an existing business.

“Subdivision identification sign” means a monument or wall sign identifying a recognized subdivision, condominium complex, or residential development.

“Temporary sign” means a sign not constructed or intended for long-term use or permanent use.

“Under-canopy sign” means a sign suspended beneath a canopy, ceiling, roof, or marquee.

“Use” means the purpose for which a building, lot, sign, or structure is intended, designed, occupied, or maintained.

“Video” means a high-resolution, high-frames-per-second motion picture display.

“Wall sign” means a sign attached parallel to and extending not more than 12 inches from the wall of a building. This definition includes painted, individual letter, cabinet signs, and signs on a mansard roof.

“Window sign” means a sign installed inside a window and intended to be viewed from the outside. (Ord. 1285 § 1, 2008; Ord. 880 § 1, 2001; Ord. 614 § 2, 1989).

Article III. General Provisions

15.28.040 Compliance with code required.⁴

It is hereafter unlawful for any person to install, replace, repair or maintain a sign in the city except in accordance with the provisions of this chapter. No sign shall be permitted as a main or accessory use except in accordance with the provisions of this chapter. Any sign in violation of any provision of this chapter may be removed and may result in an assessment in the cost of removal pursuant to Chapter 14.130 BLMC. (Ord. 880 § 1, 2001; Ord. 614 § 3, 1989).

15.28.050 Permits required – Criteria.

A. Unless otherwise provided by this chapter, permits shall be required for all signs with appropriate payment of fees as described in Chapter 3.68 BLMC. No permit is required for the repair or maintenance of any sign for which a permit has previously been obtained pursuant to this chapter, or for a change of copy on painted, printed, or changeable copy signs.

B. The criterion for issuance of permits shall be compliance with this chapter. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 3.02, 1989. Formerly 15.28.060).

15.28.060 Permit application.

To obtain a permit required by this chapter, the applicant shall pay all applicable fees and costs and file an application which shall include the following:

⁴ Proposed revision clarifies City’s authority to remove any sign in violation of code. Clarifies appeal right for any affected individual.

- A. A completed building permit application in a form, as determined by the director of planning and community development, which shall include the name and address of the owner of the sign, street address or location of the property on which the sign(s) are to be located, and the name and address of the property owner;
- B. The identification of the type of sign or sign structures as defined in this chapter;
- C. A site plan, drawn to scale, showing all existing buildings on the site, the proposed location of the sign(s) in addition to the location and area of all existing sign(s) on the same premises or building;
- D. A landscape and irrigation plan, drawn to scale, for freestanding sign(s);
- E. Specifications and elevations, drawn to scale, showing dimensions, materials, color, and design of all proposed sign(s);
- F. Specifications and drawings, to scale, showing the structural supports and electrical components of the proposed sign(s); and
- G. Such other information as the director of planning and community development requires to meet the intent of this code. (Ord. 880 § 1, 2001; Ord. 614 § 7.02, 1989. Formerly 15.28.220).

15.28.070 Signs prohibited.

The following types of signs are prohibited in all districts:

- A. Abandoned signs;
- B. Banners, pennants, festoons, searchlights (except as allowed in BLMC 15.28.090);
- C. Signs imitating or resembling official traffic or government signs or signals;
- D. Signs attached to trees, utility poles, public benches, light standards, or placed on any public property or in any public right-of-way except as allowed in subsection F of this section;
- E. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign (this does not apply to allowed portable signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business);

F. Signs, other than political ~~and government~~ signs, which are placed in or extend over a public right-of-way except ~~government signs or~~ as otherwise allowed in this chapter or as may be approved by the director(s);⁵

G. All portable and semi-portable readerboard signs;

H. All off-premises signs except as otherwise allowed in this chapter;

I. Any sign which constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement, coloring, or method of illumination, or by obstructing the vision of drivers, or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians by glare or method of illumination or constitutes a hazard to traffic. No sign may use words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic;⁶

J. Signs which are structurally, materially or electrically defective, or which do not structurally or materially conform to the requirements of the city's adopted International Building Code,⁷ or which endanger the public; and

K. Interactive signs, other than those used for public safety as determined by the director. (Ord. 1285 § 2, 2008; Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 3.01, 1989. Formerly 15.28.050).

15.28.080 Signs not requiring permits.

The following types of signs are exempt from permit requirements but shall be in conformance with all other requirements of this chapter and with this section:

A. Civic Organization Signs.⁸ Nonilluminated permanent signs used by churches, schools, or civic organizations not over 12 square feet in area. ~~when the~~ Such signs ~~is~~ must be located on the institution's premises.

⁵ Proposed revision clarifies exceptions to general prohibition on signs in City's right-of-way.

⁶ Proposed revision clarifies authority of City to prohibit signs which are detrimental to traffic or pedestrian safety.

⁷ Proposed revision clarifies the application of structural requirements within adopted International Building Code.

⁸ Proposed revision clarifies that civic signs under this section must be permanent and located on-premise.

B. Construction/Contractor Signs.⁹ One construction sign for each street frontage of a construction project, not to exceed six square feet per face in area in residential zones or 24 square feet in area in all other zones. Such signs may be erected seven days prior to commencement of construction and may be removed within seven days following completion of construction or issuance of the final certificate of occupancy. ~~In addition, failure to remove signs within 48 hours following completion of the project~~ Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

C. Directional/Informational Signs.¹⁰ ~~May not exceed a total of two or less square feet per face and 10 feet in height. In addition, failure to remove signs within 48 hours following completion of event or activity may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.~~

D. Garage/Yard Sale Signs.¹¹ A maximum of two movable A-frame signs or signs on stakes may be placed along the periphery of a public right-of-way, provided it does not interfere with traffic safety consistent with BLMC 15.28.070, ~~on rights-of-way for any garage/yard sale.~~ Such signs shall only be displayed between dawn and dusk on the days of the sale. A maximum of four square feet per face is allowed. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal in accordance with Chapter 14.130 BLMC. ~~Garage/yard sale signs are not allowed to be affixed to utility poles or light standards and traffic signs. In addition, failure to remove signs within 48 hours following completion of event or activity may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.~~

E. Incidental Signs. Incidental signs and sandwich board signs are permitted in all commercial and manufacturing zones not to exceed eight square feet in aggregate sign area per occupancy. A double-sided sandwich board with no other incidental sign may be no greater than two feet by two feet. A single-sided sandwich board with no other incidental sign may be no greater than four feet by two feet. Sandwich board signs are to be maintained on the business' premises, not in a public right-of-way.

⁹ Proposed revision clarifies internal confusion as to deadline for when construction signs must be removed.

¹⁰ Proposed revision clarifies that “directional/information signs” are not defined as temporary and do not require a removal deadline.

¹¹ Proposed revision allows garage sale signs to be placed in rights-of-way for limited duration (only during daylight hours of sale). City may remove such signs should they present any interference with traffic or pedestrian safety.

F. Nameplates. Nameplates identifying the occupant of a residence or business office shall not exceed two square feet in area per face.

G. Political Signs.¹² Political signs may be permitted up to a maximum of four square feet per face in area without a sign permit. In no case shall political signs in rights-of-way exceed four square feet in area. Political signs may be removed within seven days following the election or referendum for which they were posted, except that signs promoting successful candidates in a primary election may remain displayed until seven days following the subsequent general election. Such signs shall not be posted on any public utility pole, public building, public information or traffic sign, or public structures. Political signs may be placed on parking strips/public rights-of-way where such signs are installed pursuant to the permission of the owner of the property abutting said parking strip and within public rights-of-way; provided, that they are installed in such a manner as not to constitute a traffic hazard or impede pedestrian thoroughfares. Political signs may be placed on private property only with the permission of the property owners. Spacing of signs and total numbers of signs are not regulated. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

H. Public Signs or Notices. Public signs or notices such as, but not limited to, notice of land use action signs, posted by the city of Bonney Lake, or any sign relating to an emergency.

I. Real Estate Signs.¹³

1. Residential “for sale or rent” and “sold” signs: such signs shall be limited to one sign per street frontage not to exceed six square feet in sign area per side, placed entirely on the property for sale, and not to exceed a height of eight feet. Such sign shall be removed by the owner or agent within seven days of the sale closing date or the occupancy of the rental unit.

2. Residential directional “open house” signs: such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a broker/agent has more than one house open for inspection in a

¹² Proposed revision clarifies authority of City to remove political signs in violation of code, as well as clarifies appeal rights of affected individuals.

¹³ Proposed revision clarifies limitations placed on real estate signs. Eliminates confusing distinction between sub-categories of real estate signs. Allows for single sign to be placed on-premise for residential or commercial real estate. Allows for limited number of open house signs to be placed in rights-of-way for limited duration (only during daylight hours and attended hours of open house). City may remove such signs should they present any interference with traffic or pedestrian safety.

single development or subdivision, he/she is limited to four off-premises “open house” signs in the entire development or subdivision. Such signs are permitted only during daylight hours and when the broker/agent or seller or an agent is in attendance at the property for sale. No such sign shall exceed six square feet in sign area per side and eight feet in height. The sign may be placed along the periphery of a public right-of-way, provided it does not interfere with traffic safety consistent with BLMC 15.28.070.

3. Commercial and industrial property “for sale or rent” signs: one sign per street frontage advertising undeveloped commercial and industrial property for sale or for rent is permitted while the property is actually for sale or rent. The sign shall not exceed 24 square feet in sign area per side and eight feet in height and must be placed entirely on the property for sale. Such sign shall be removed by the owner or agent within seven days of the sale closing date or the occupancy of the rental unit.

~~Subdivision Signs, Off-Premises. A maximum of one off-premises temporary sandwich board sign per direction-altering intersection (intersection in which the home shopper would have to alter direction) per residential subdivision or group of residences, not to exceed six square feet in sign area per face, shall be permitted. The following conditions shall apply to all off-premises real estate signs: the signs shall be displayed only during the time that the premises are actually being shown for “open house” and shall not be placed so as to cause a hazard (for example, blocking sight distances at intersections); the signs shall only be displayed between dawn and dusk; no more than one sign per property at any street intersection shall be permitted for any developer, broker, or seller; signs cannot be located within the public right-of-way. In addition, failure to remove signs the same day of event or activity such as an open house may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.~~

~~J. Real Estate Signs, Group Sale/Rent/Lease. Signs advertising the sale of lots and/or houses in a subdivision or multifamily units may be located at the entrance of the development; provided, that no more than one such sign no larger than 12 square feet in area per face, and eight feet in height, may be installed at one time at any entrance. The signs shall not be located on a public right-of-way. The maximum duration for any such sign shall be two years or whenever the property advertised is sold, rented, or leased, whichever occurs first. The applicant may request one extension not to exceed one year; otherwise the sign may be removed.~~

~~K. Real Estate Signs, Residential Individual Sale/Rent/Lease. Such signs shall not exceed six square feet in area per face. Only one sign is permitted per street frontage. Sign height shall not exceed eight feet. Any such sign shall not be located within a public right-of-way. Such sign shall advertise only the property on which the sign is located, and the sign may be removed by the owner or agent within seven days of the sale closing date or the occupancy of the rental unit.~~

~~L. Real Estate Signs, Commercial Individual Sale/Rent/Lease. Signs advertising commercial or industrial property shall not exceed 24 square feet in area per face. Only one sign is permitted per street frontage. Sign height shall not exceed eight feet. Such signs shall be located completely on the property for sale, rent, or lease and are not permitted within a public right-of-way. Such signs may only be displayed while the building or portion thereof is actually for sale, rent, or lease, and the sign may be removed by the owner or agent within seven days of the sale closing date.~~

MJ. Window Signs. Signs installed inside a window of a business establishment which are intended to be viewed from the outside and which are only legible from a distance of eight feet or less. (Ord. 1230 § 16, 2007; Ord. 880 § 1, 2001; Ord. 614 § 3.03, 1989. Formerly 15.28.070).

15.28.090 Temporary permits.

A. Application may be made along with required permit fees to the department of planning and community development for a temporary permit for the following purposes:

~~A1.~~ Special Event Signs.¹⁴ Temporary, special event sign(s) and decorations are allowed by the director of planning and community development for special events, grand openings, or holidays. Such signs and decorations may be used for a period of not exceeding 14 days and only two such permits shall be issued to any one person/organization per calendar year. ~~Such signs must be removed signs~~ within 48 hours following completion of event or activity. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

~~B2.~~ Outdoor Vendor Signs. A maximum of two movable sandwich board signs are allowed on the premises for temporary outdoor vendors, that is Christmas tree lots, fruit stands, and farmers' markets, in the DC, DM, C-2, C-3, C-2/C-3 combined and M-1 zone classifications. Such signs are limited to a maximum of six square feet in area per face and a maximum height of four feet. Such signs are permitted for a duration of 120 days within a one-year period. Such signs are not permitted in any public right-of-way. Such signs are prohibited on the roof of any temporary or permanent building, trailer, or vehicle used by the vendor. All outdoor vendor signs shall be designed to fit with the community character and be constructed of durable materials such as metal, wood, or plastic. ~~Such signs must be removed signs~~ Such signs must be removed and ~~In addition, failure to removed signs~~ within 48 hours of the completion of the event or activity. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

¹⁴ Proposed revision clarifies that special event signs may be removed at cost for violations of this code section.

~~B.~~ Permit Application. The applicant shall file an application for a temporary permit which shall include the following:

1. A completed permit application on a form provided by the planning and community development department including the name and address of the owner of the sign, street address or location of the property on which the sign(s) are to be located, and the name and address of the property owner.
2. The identification and description of all proposed sign(s), as part of the temporary permit.
3. A site plan ~~or map, drawn to scale,~~ showing ~~all existing buildings on the site,~~ the proposed location(s) of the sign(s) ~~in addition to the location(s) and area(s) of all existing sign(s) on the same premises or building.~~¹⁵
4. In addition to items listed above, applicant will be required to pay all review fees (BLMC 3.68.010) and permit fees.

C. Appeal.¹⁶ An individual or organization who is denied a temporary permit under this section may appeal such denial. Such appeal must be filed with the planning and community development department and must be in writing, explaining the reason for the appeal. Such appeal must be filed within 2 business days of the temporary permit decision. The City Administrator will review the written appeal and issue a written determination within 2 business days. The individual or organization may appeal the determination of the City Administrator to a hearing examiner pursuant to the procedures and deadlines of BLMC 14.120.020. (Ord. 1230 § 17, 2007; Ord. 1155 § 6, 2005; Ord. 988 § 2, 2003; Ord. 880 § 1, 2001).

Article IV. Regulation of On-Premises Signs by District

15.28.100 Signs permitted in residential districts and public facilities district.

A. Signs are allowed as follows in R-1, R-2, R-3, and RC-5 residential districts and in the public facilities district:

1. All signs as permitted in BLMC 15.28.080, unless specifically prohibited by this section;

¹⁵ Proposed revision clarifies the required information for a temporary permit application, requiring only the proposed location of temporary signs. This requirement affords City opportunity to review and discuss with applicant proposed locations of temporary signs.

¹⁶ Proposed revision includes appeal right for individuals denied temporary permit.

2. One permanent, nonelectric subdivision identification sign per neighborhood, subdivision, development, apartment, or condominium complex per main entrance not to exceed 32 square feet in sign area per face and six feet in height. Such sign may be indirectly lighted;
3. Churches, schools, city parks, fire stations, police stations, municipal buildings, public libraries, community centers and other similar uses may have no more than one monument or one wall sign for each street frontage. A monument or wall sign shall not exceed 32 square feet per face in area and shall not exceed six feet in height;
4. Home occupations (see BLMC 18.22.010) may, unless restricted by any applicable protective covenants, have one unlighted sandwich board sign not over eight square feet in area counting both sign faces, with permanent letters. The sign shall be on the premises, not on public right-of-way nor attached to any structure, and may be removed from sight during non-business hours. (Ord. 1112 § 2, 2005; Ord. 880 § 1, 2001; Ord. 614 § 4.02, 1989. Formerly 15.28.130).

15.28.110 Signs permitted in commercial and light industrial districts.

A. Signs are allowed as follows in DC, DM, C-1, C-2, C-3, and C-2/C-3 combined commercial and M-1, light industrial, warehousing, and heavy commercial sales districts:

1. All signs as permitted in BLMC 15.28.080 unless otherwise noted;
2. Freestanding, wall, roof, projecting, and under-canopy sign(s) per business establishment, not to exceed one and one-half square feet in combined sign area for each linear foot of building frontage up to a maximum of 150 square feet;
3. Each multi-tenant building or building complex shall be permitted one freestanding directory sign not to exceed 100 square feet. The directory sign shall identify two or more tenants and/or the complex as a whole. The directory sign shall be considered additional permitted signage, allowed beyond the limitations of subsection (A)(2) of this section. If a tenant in a multi-tenant building or multi-building complex has a sign on the freestanding directory sign then the tenant shall not have an individual freestanding sign;
4. On a business, multi-tenant building or multi-building complex with total frontage on the main street of more than 300 feet, the business, multi-tenant building or multi-building complex shall be allowed one additional freestanding directory sign for each 300 feet of frontage, not to exceed 50 square feet. Each sign shall be placed not less than 150 feet apart;

5. Animated and electronic message center signs provided the requirements of BLMC 15.28.115 are met.

B. Special regulations and allowances for commercial and light industrial districts are as follows:

1. Setbacks Required. All permitted freestanding signs shall have a setback of 20 feet from the SR 410 right-of-way. If a monument sign is used, the sign may be located within 10 feet of the SR 410 right-of-way. Signs shall have a setback of five feet from all other rights-of-way and be subject to required sight distance criteria.

2. Height. Maximum height for freestanding signs shall not exceed 20 feet; maximum height for monument signs shall not exceed 14 feet. Freestanding and under-canopy signs shall have a minimum clearance of 14 feet over any parking area and eight feet over any pedestrian area such as a sidewalk.

3. Sign Area Bonus. The total sign area may be increased by 25 percent if the business uses only wall signs. Animated signs are not included and do not qualify for bonus increase.

4. Animated signs and electronic message centers shall not be allowed in commercial and industrial zoning districts if the proposed sign location is within 200 feet measured in any direction from a residential zoning district and the sign face is visible from the RC-5, R-1, R-2, or R-3 zones. The exception is electronic message centers associated with schools as provided in BLMC 15.28.100(A)(3).

5. Landscaping. Freestanding and monument signs are required to be landscaped around the base of the sign to improve the overall visual appearance of the sign. Landscaping shall be in proportion to the size and height of the sign, with a minimum of one-half square foot of landscaping for each square foot of sign area and shall be maintained throughout the life of the sign.

a. The landscaping and sign base shall be protected from vehicles by a vertical curb (or equivalent) at least three feet from the sign base.

b. Landscaping shall be installed in the planting season closest to the issuance of the sign permit. Signs installed after the planting season shall be landscaped no later than the following planting season.

c. Landscaping requirements may be waived by the director of planning and community development. (Ord. 1285 § 3, 2008; Ord. 1155 § 7, 2005; Ord. 880 § 1, 2001; Ord. 614 § 4.03, 1989. Formerly 15.28.140).

15.28.115 Animated signs.

A. Any animated sign shall be no more than 30 percent of the total allowable sign face for any sign; provided, that all other requirements in this section are followed.

B. In multi-tenant buildings or building complexes, only freestanding directory signs per BLMC 15.28.110(A)(3) may be animated or electronic message centers, not individual tenant signs. If, within a multi-tenant building or building complex, an individual tenant already has an animated sign or electronic message center, the multi-tenant building or building complex as a whole shall not be allowed to have an additional sign of this type.

C. Maximum brightness levels for electronic signs shall not exceed 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of the day between sunrise and sunset.

D. Newly permitted animated signs shall include an ambient light meter and programmable or manual dimming capacity. (Ord. 1285 § 4, 2008).

Article V. Nonconforming Signs

15.28.120 Determination of legal nonconformity.

A. To ease the economic impact of this code on businesses with substantial investment in signs in existence on the date of adoption of this code, this section provides for up to six years of continued use of a nonconforming sign in its existing state. During this period it is expected that the sign may be amortized on federal income taxes; however, whether it may be so amortized shall not affect the application of this section. Similar treatment is accorded signs in areas annexed to the city after the code's enactment.

B. The administrator shall, as soon as practical, survey the city for signs which do not conform to the requirements of this chapter. Upon determination that a sign is nonconforming or illegal, the administrator shall use reasonable efforts to so notify, either personally or in writing, the sign user or owner of the sign, and where practical, the owner of the property on which the sign is located of the following; provided, that the business license holder of the business with which the sign is associated shall be presumed to be the sign user under this code. The administrator shall notify the owner of the following:

1. The sign's nonconformity or illegality;
2. Whether the sign may be eligible for a nonconforming sign permit.

If the identity of the sign user, owner of the sign, or owner of the property on which the sign is located cannot be determined after reasonable inquiry, the notice may be affixed in a conspicuous place on the sign or on the business premises with which the sign is

associated. A file shall be established in the department, and a copy of the notice and certification of posting shall be maintained for records.

C. Existing signs which do not conform to the specific provisions of this chapter may be eligible for the designation “legal nonconforming”; provided, that:

1. The administrator determines that such signs are properly maintained and do not in any way endanger the public;
2. The sign was covered by a valid permit or variance or complied with all applicable laws on the date of adoption of the ordinance codified in this chapter;
3. Signs permitted after November 1, 1989 which were made nonconforming by the adoption of this chapter shall be permitted to remain in place and be maintained for a period not to exceed six years from the date this chapter takes effect; provided, that no action is taken which increases the degree of nonconformity;
4. All nonconforming temporary signs, off-premises signs, real estate signs, and signs erected without a permit shall not be eligible for the designation, “legal nonconforming.” All such signs shall be subject to the provisions of this chapter and be brought into conformance immediately;
5. All signs permitted prior to November 1, 1989 and which were deemed legal conforming signs under city of Bonney Lake Ordinance No. 614, shall be brought into conformance with this chapter upon written notice by the director of planning and community development;
6. Each sign user within the city having existing nonconforming signs designated under this chapter shall be permitted to designate only one such sign as “nonconforming” for each street upon which the business premises fronts. Such designation shall be made in the application for a nonconforming sign permit;
7. A nonconforming sign permit is required for each nonconforming sign designated under this chapter. The permit shall be obtained by the sign user or the sign owner, or the owner of the property upon which the sign is located with 60 days of notification by the city. The permit shall be issued and shall expire at the end of the applicable amortization period prescribed in this chapter. Applications for a nonconforming sign permit shall contain the name and address of the sign user, the sign owner, and the owner of the property upon which the sign is located and such other pertinent information as the administrator may require to ensure compliance with the code, including proof of the date of installation of the sign. A nonconforming sign for which no permit has been issued with the 60-day period of notification shall within six months be brought into compliance with the code or

be removed. Failure to comply shall subject the sign user, owner or owner of the property on which the sign is located to penalties cited in this chapter.

8. Within areas annexed to the city of Bonney Lake after the effective date of this chapter, all signs not in conformance with this chapter shall be given six years from the effective date of the annexation to come into compliance with this chapter or be removed. (Ord. 880 § 1, 2001; Ord. 614 § 5.01, 1989. Formerly 15.28.150).

15.28.125 Loss of legal nonconforming status.

A legal nonconforming sign shall lose this designation, and must be brought into compliance immediately, if:

- A. The sign is relocated or replaced;
- B. The structure or size of the sign is altered in any way except towards compliance with this chapter. This does not refer to change of copy or normal maintenance;
- C. Any proposed change, repair, or maintenance that would constitute an expense of more than 25 percent of the lesser of the original value or replacement value of the sign;
- D. No application for a nonconforming sign permit is filed by the sign user, sign owner, or owner of the property upon which the sign is located within 60 days following notification by the city that the sign is nonconforming and that a permit must be obtained;
- E. The loss of legal nonconforming status takes place upon any change in land use or occupancy, or change in business name, and the sign shall be brought into conformity with this chapter by revising to the area and height standards or be removed. Upon any of the above referenced circumstances taking place, any permit or designation for what had been a nonconforming sign shall become void. The administrator shall notify the sign user, sign owner or owner of the property upon which the sign is located of cancellation of the permit or designation and the sign shall immediately be brought into compliance with this chapter and a new permit secured or may be removed.
- F. An illegal sign is any sign which does not comply with the requirements of this chapter within the city limits as they now or hereafter exist and which is not eligible for characterization as nonconforming under this chapter. (Ord. 880 § 1, 2001; Ord. 614 § 5.02, 1989. Formerly 15.28.160).

15.28.130 Amortization period for nonconforming signs.

Nonconforming signs, as defined in this chapter, for which a nonconforming sign permit has been issued may remain in a nonconforming state for six years after the effective date of this chapter. Thereafter, the sign shall be brought into conformity with this code by obtaining a permit or be

removed; provided, however, that the amortization period established by this section may be used only so long as the sign retains its legal nonconforming status. (Ord. 880 § 1, 2001).

15.28.140 Maintenance and repair of nonconforming signs.

The legal nonconforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. However, if the sign suffers more than 50 percent damage or deterioration, it must be brought into conformance with this code or be removed.

In addition, any repainting, replacement of “copy,” panels and/or lettering, cleaning, and other normal maintenance or repair of the sign or sign structure shall not modify the sign or structure in any way which is not in compliance with the requirements of this code, or the sign will lose its nonconforming status. (Ord. 880 § 1, 2001; Ord. 614 § 5.03, 1989. Formerly 15.28.170).

Article VI. Construction Specifications

15.28.150 Compliance with building code.

All signs shall be constructed in accordance with the requirements of the Uniform Building Code, current adopted edition, including Section 5-281 of the Uniform Sign Code and Section 5-66 of the Uniform Building Code. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 6.01, 1989. Formerly 15.28.180).

15.28.160 Anchoring.

A. Signs shall not be suspended by nonrigid attachments that will allow the sign to swing in a wind.

B. All freestanding signs shall have self-supporting structures erected on or permanently attached to concrete foundations.

C. All portable signs on display shall be braced or secured to prevent motion. (Ord. 880 § 1, 2001; Ord. 614 § 6.02, 1989. Formerly 15.28.190).

15.28.170 Wind loads and additional construction specifications.

A. Solid signs, other than wall signs, shall be designed to withstand a wind load of 20 pounds per square foot on any face.

B. No signs shall be erected, constructed or maintained so as to obstruct any fire escape, required exit, window or door opening used as a means of egress. (Ord. 880 § 1, 2001; Ord. 614 § 6.03, 1989. Formerly 15.28.200).

15.28.180 Maintenance.

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The director of planning and community development shall have the right under this chapter to order the repair or removal of any sign which is defective, damaged, deemed a safety hazard, or is substantially deteriorated. (Ord. 880 § 1, 2001; Ord. 614 § 3.04, 1989. Formerly 15.28.080).

15.28.190 Lighting.

Unless otherwise specified by this chapter, all signs may be illuminated. However, no sign regulated by this chapter may utilize:

- A. An exposed incandescent lamp with an external reflector and without a sunscreen or comparable diffusion;
- B. Any exposed incandescent lamp in excess of 25 watts;
- C. Any revolving beacon light;
- D. Any spot or flood light system directed toward or shining on vehicular or pedestrian traffic on a street, or adversely affecting surrounding premises or residential structures;
- E. Any continuous or sequential flashing operation. (Ord. 880 § 1, 2001; Ord. 614 § 3.05, 1989. Formerly 15.28.090).

15.28.200 Sign contractor's license.

No person may engage in the business of erecting, altering, relocating, constructing, or maintaining signs without a valid contractor's license and all required city, state and federal licenses. (Ord. 880 § 1, 2001; Ord. 614 § 3.07, 1989. Formerly 15.28.110).

15.28.210 Inspection upon completion.

Any person installing, altering, or relocating a sign for which a permit has been issued shall notify the director of planning and community development upon completion of the work. The director of planning and community development may require in writing, upon issuance of a permit, that he be notified for inspection prior to the installation of certain signs. The director of planning and community development may require a final inspection, including an electrical inspection and inspection of footings on freestanding signs. (Ord. 880 § 1, 2001; Ord. 614 § 7.06, 1989. Formerly 15.28.260).

Article VII. Administration and Enforcement

15.28.220 Code administrator.

Repealed by Ord. 988. (Ord. 880 § 1, 2001; Ord. 614 § 7.01, 1989. Formerly 15.28.210).

15.28.230 Permit fees.

Repealed by Ord. 988. (Ord. 880 § 1, 2001; Ord. 614 § 7.03, 1989).

15.28.240 Issuance and denial.

Repealed by Ord. 988. (Ord. 880 § 1, 2001; Ord. 614 § 7.05, 1989).

15.28.260 Variances.

Sign variances shall be Type 1 permits – see Chapter 14.30 BLMC. Variances to specific provisions of this chapter may be approved by the director(s) in accordance with the following:

A. Application. Variance applications shall be made on forms available from the planning and community development department. An application shall consist of a completed form, any necessary supporting documentation such as sign drawings, site plans, building elevations, photographs, or other information, and the application fee.

B. Approval Criteria. In issuing any favorable decision on a variance application, the director(s) shall adopt findings of fact and conclusions based on those findings which meet the following criteria:

1. The variance is in harmony with the purpose and intent of the sign regulations;
2. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon signage of other properties that have had to conform to the provisions of this chapter;
3. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property that are not contemplated or provided for by this chapter;
4. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;
5. Alternative signage concepts that comply with the provisions to which the variance is requested have been evaluated, and undue hardship would result if the strict adherence to the provisions of this chapter is required; and

6. The variance is not granted for the convenience of the applicant or for the convenience of regional or national businesses which desire to use a standardized sign.

C. Conditions. Conditions may be imposed upon the approval of any variance. Unless otherwise specified, variance approval shall be subject to all plans, specifications, and conditions set forth in the application.

D. Variance. A variance shall not be granted which would increase the number of signs allowed by this chapter, allow a large sign face, allow a taller sign, or allow a type of sign which is prohibited by this chapter. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 7.07, 1989. Formerly 15.28.270).

15.28.270 Compliance and enforcement.

Any violations of this chapter such as the placement of prohibited signs on a property or the failure to maintain existing or new signage in good condition shall be subject to the enforcement provisions of Chapter 14.130 BLMC. (Ord. 1285 § 5, 2008).
15.28.280 Appeals.

All appeals of decisions made under this chapter shall follow the procedures as set forth in BLMC Title 14, Development Code Administration. (Ord. 988 § 2, 2003; Ord. 880 § 1, 2001; Ord. 614 § 7.11, 1989. Formerly 15.28.290).

Article VIII. Conflict

15.28.290 Conflict.

If any portion of this code is found to be in conflict with any other provisions of any zoning, building, fire, safety, or health ordinances of the city code, the provision which establishes the higher standards shall prevail. (Ord. 880 § 1, 2001; Ord. 614 § 8.01, 1989. Formerly 15.28.300)

Action Item #1

COMMUNITY DEVELOPMENT COMMITTEE

DATE: June 7, 2010

ORIGINATOR: Jerry E. Hight

TITLE: Building Official

SUBJECT: AB10-98 - Ordinance D10-98 - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 15.04, 15.08, And 15.24 Of The Bonney Lake Municipal Code And Ordinance Nos. 700, 711, 778, 826, 851 And 885, Relating To Adoption Of Revised International Codes Of Building And Related Regulations.

ORDINANCE/RESOLUTION: D10-98

REQUEST OR RECOMMENDATION BY ORIGINATOR: Approve as written.

ISSUE AND DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE FINANCE DIRECTOR _____

CITY ATTORNEY _____ Yes _____

<u>2010 Budget Amount</u>	<u>Current Balance</u>	<u>Required Expenditure</u>	<u>Remaining Balance</u>
N/A	N/A	N/A	N/A

Explanation:

COMMITTEE ACTION: RECOMMEND APPROVAL TO COUNCIL

	DATE	APPROVED	DISAPPROVED
James Rackley, Chairman	6-7-10	<u>James Rackley</u>	_____
Randy McKibbin	6-7-10	<u>Randy McKibbin</u>	_____ WORK SHEP
Donn Lewis	6-7-10	<u>Donn Lewis</u>	_____

COMMITTEE COMMENTS: _____

COMMITTEE'S RECOMMENDATION TO FORWARD TO:
CITY CLERK
CITY ATTORNEY

Please schedule for City Council Meeting date of: June 15, 2010
Consent Agenda: Yes No

**City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form**

<u>Department/Staff Contact:</u> CDD / Jerry E Hight	<u>Council Meeting Date:</u> 15 June 2010	<u>Agenda Item Number</u> AB10-98
<u>Ordinance Number:</u> D10-98	<u>Resolution Number:</u>	<u>Councilmember Sponsor:</u>

Agenda Subject: Adoption of 2009 editions of the International Codes - July 1, 2010.

Administrative Recommendation: Adoption.

Background Summary:
 Every three years the State of Washington adopts the next edition of the national code cycle. This cycle the State has adopted the 2009 editions of the International codes with amendments. These codes will become effective in all counties and cities on July 1, 2010. As we have previously amended our codes (July 1, 2007), this ordinance amends our adopted codes to reflect the State. All references to the 2006 editions have been amended to reflect the 2009 International Codes. During this code cycle fire sprinklers in Appendix R & S for residential protection has been added. The Administration proposes to add an exception to Appendix S for detached one and two-family dwellings under 5,000 square feet. The Fire Marshal and Building Official support the 5,000sf exception for single family residences. The Administration has a concern that requiring sprinklers in all residential buildings, regardless of size, would hurt affordable housing by adding to the building cost, that adding an additional amount of plastic pipe in a dwelling increases the risk of damage from sprinkler from breaks, leaks, or false activation. There is also a philosophical concern about whether government should determine what is best for homeowners who may not want a sprinkler system in their home, rather than letting the market place make that determination.

<u>Council Committee Dates:</u>	<u>Agency/Commission Dates:</u>	<u>Board/Hearing Examiner Dates:</u>
Finance Committee:	Planning Agency :	Park Board:
Public Safety Committee:	Design Commission:	Hearing Examiner:
Community Development & Planning Committee:	Civil Service Commission:	
Council Workshop:		

Council Action:

Council Call for Hearing:	Council Hearings Date:
Council Referred Back to:	Workshop: Committee
Council Tabled Until:	Council Meeting Dates:

Signatures:

Dept. Dir.	Mayor	Date City Attorney reviewed
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ORDINANCE NO. D10-98

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 15.04, 15.08, AND 15.24 OF THE BONNEY LAKE MUNICIPAL CODE AND ORDINANCE NOS. 700, 711, 778, 826, 851 AND 885, RELATING TO ADOPTION OF REVISED INTERNATIONAL CODES OF BUILDING AND RELATED REGULATIONS.

WHEREAS, the City of Bonney Lake is required by RCW 19.27.050 to enforce the provisions of certain uniform codes of technical building and related regulations as adopted by the Washington State Building Code Council (“WSBCC”); and

WHEREAS, the WSBCC has recently adopted new editions of several of such International codes; and

WHEREAS, the City Council of the City of Bonney Lake finds that both Washington law and the Council’s interest in the safety of its citizens require the Council to ensure that its building codes are kept up to date;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1). BLMC section 15.04.020 and the corresponding portions of Ordinance Nos. 700 § 1, 778 § 1 and 885 § 1 are hereby amended to read as follows:

15.04.020 International codes – Adopted by reference.

Pursuant to RCW 35A.12.140, the following codes of technical regulations are adopted by this reference as if fully set forth, subject to the modifications or amendments set forth in this chapter, and with the exception of those provisions of the codes set forth in this chapter:

A. Adoption of the International Building Code. The International Building Code, 2006~~9~~ Edition, Appendix I (Patio Covers) and Appendix H (Signs) excluding Sections H101, H102, H105.2, H109.1, H109.2, H110.3, H110.4, and H110.5, published by the International Code Council, as amended by the Washington State Building Code Council, and published in Chapter 51-50 WAC, are adopted by this reference.

B. Adoption of the International Residential Code. The International Residential Code, 2006~~9~~ Edition, Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems, Appendix H (Patio Covers) except Section AH107, Appendix G Sections AG105 (Swimming Pool and Hot Tub Barriers) and AG106 (Entrapment Protection for Swimming Pool and Spa Suction Outlets), Appendix R (Dwelling Unit Fire Sprinkler Systems), Appendix S (Fire Sprinklers) with the exception of detached one-family and two-family dwellings under 5,000 square feet, published by the International Code Council, as

amended by the Washington State Building Code Council, and published as Chapter 51-51 WAC, are adopted by this reference.

~~C.~~ Adoption of the International Mechanical Code. The International Mechanical Code, 2006~~9~~ Edition, published by the International Code Council, ~~except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code), Section 621 Unvented Room Heaters in the International Fuel Gas Code is hereby not adopted,~~ as amended by the Washington State Building Code Council, and published as Chapter 51-52 WAC, is adopted by this reference.

~~D.~~ Adoption of the Uniform Plumbing Code. The Uniform Plumbing Code, 2006~~9~~ Edition, published by the International Association of Plumbing and Mechanical Officials; ~~provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted, and~~ Appendix H (Recommended Procedures for Design, Construction and Installation of Commercial Kitchen Grease Interceptors), as amended by the Washington State Building Code Council and published as Chapters 51-56 and 51-57 WAC, are adopted by this reference.

~~E.~~ Adoption of the International Fire Code. The International Fire Code, 2006~~9~~ Edition, published by the International Code Council; ~~Appendix B (Fire-flow Requirements for Buildings) and Appendix D (Fire Apparatus Access Roads),~~ as amended by the Washington State Building Code Council and published as Chapter 51-54 WAC, is adopted by this reference.

~~F.~~ Adoption of the International Fuel Gas Code. The International Fuel Gas Code, 2006 Edition, published by the International Code Council, ~~except unvented room heaters in Section 621,~~ is adopted by this reference.

~~G.~~ Adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2006~~9~~ Edition, published by the International Code Council is adopted by this reference.

~~H.~~ Adoption of the Washington State Energy Code. The Washington State Energy Code, 2006~~9~~ Edition, as amended by the Washington State Building Code Council and filed as Chapter 51-11 WAC, is adopted by this reference.

~~I.~~ Adoption of the Washington State Ventilation and Indoor Air Quality Code. The Washington State Ventilation and Indoor Air Quality Code, 2006 Edition, as adopted by the Washington State Building Code Council and filed as Chapter 51-13 WAC, is adopted by this reference.

~~J.~~ Minimum Design Requirements. The following climatic and geographic design criteria are adopted pursuant to Section R301.2 of the International Residential Code:

Ground snow load	Wind Design		Seismic design category	Weathering	Frost line depth	Termite	Decay	Winter design temp.	Ice shield underlay required	Flood hazards	Air freeze index	Mean annual temp.
	Speed (mph)	Topographic effects										
25 psf	85	YES	D1	Moderate	12"	Slight	Moderate	27	No	1985	160	51.2

Section 2). BLMC section 15.04.072 and the corresponding portions of Ordinance Nos. 700 § 1 and 778 § 1 are hereby amended to read as follows:

15.04.072 Building permit – Fees.

Building permit fees for residential and commercial construction shall be charged in conformance to Section 109.2 of the 2006~~9~~ International Building Code, Section R108~~9~~.2 of the 2006~~9~~ International Residential Code, Section 106.5.2 of the 2006~~9~~ International Mechanical Code and Section 103.4.1 of the 2006~~9~~ Uniform Plumbing Code. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, profit, fire extinguishing systems, and any other pertinent equipment. Fees shall be calculated from Table 1 from the Building Valuation Data as published by the International Code Council with the regional cost modifier in Table 2 and the valuation as set forth in Table 3, except as follows:

- A. Computation of fees for mobile homes located on individual lots shall be the same as for conventional houses.
- B. Structures not classed as buildings such as retaining walls, dog kennels, decks, signs, docks and the like shall be charged fees based on the actual cost of labor and materials according to Table 3 of this code.
- C. Repair to structures such as re-siding, painting, decks under 30 inches in height, replacing of doors or any other nonstructural repair shall not require a building permit.
- D. The permit fee for the addition to any building shall be computed on the same basis as the building permit.
- E. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under the issued permit.
- F. Mechanical Permit Fees - 2006~~9~~ International Mechanical Code Section 106.5.2 Amended. Mechanical fees shall be calculated at 15 percent of the building permit fee.

G. Plumbing Permit Fees – 2006~~9~~ Uniform Plumbing Code Section 103.4.1 Amended. Plumbing fees shall be calculated at 15 percent of the building permit fee.

H. Permits requiring plan review and inspections that are required by the Washington State Energy Code and the ~~Washington State Ventilation and Indoor Air Quality Code~~ shall require a \$60.00 plan review and inspection fee.

Tables 1, 2 and 3, attached to the ordinance codified in this section, are incorporated herein by this reference.* (Ord. 1242 § 2, 2007; Ord. 1035 § 3, 2004; Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

Section 3). BLMC section 15.04.083 and the corresponding portions of Ordinance Nos. 700 § 1, 788 § 1 and 826 § 4 are hereby amended to read as follows:

15.04.083 International Residential Code amended.

The International Residential Code, as adopted by BLMC [15.04.020](#), is hereby amended as follows:

A. Section R106.6 Construction documents. Section R106.6 is added as follows;

i) Section R106.6.1. Sites with slopes greater than 15 percent shall indicate slope on the site plan with topography lines in 2 foot increments.

ii) Section R106.6.2. Revisions to approved plans are to be submitted and approved three days prior to calling for frame inspection.

B. Section R302.6~~9-2~~ Separation amended. See BLMC [15.04.082](#) Section 406.1.4 #1.

C. Section R324~~19~~.1 Premises identification amended. Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers or addresses shall be a minimum of 4 inches in height, with a 1 inch minimum stroke and have a highly contrasting background. Numbers or addresses shall be approved by the East Pierce Fire and Rescues Fire Marshal.

D. Section R105.2 #1. One-story detached structures accessory to a residence used as tool and storage sheds, playhouses and similar uses, shall not require a permit provided the projected roof area does not exceed 120 square feet and setbacks are approved per the Community Development Department.
(Ord. 1066 § 1, 2004; Ord. 1035 § 7, 2004).

Section 4). BLMC section 15.04.083 and the corresponding portions of Ordinance Nos. 700 § 1, 788 § 1 and 826 § 4 are hereby amended to read as follows:

15.04.084 International Fire Code Amended.

The International Fire Code , as adopted by BLMC [15.04.020](#), is hereby amended as follows:

Section 503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions: The Fire Code Official is authorized to increase the dimension of 150 feet where:

1. The building is equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

Section 503.1.2 Additional Access. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Section 503.1.3 High-Piled Storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of IFC Chapter 23.

Section 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20-feet or 28 feet with parking on one side except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Section 503.2.2 Authority. The Fire Code Official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

Section 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.

Section 503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall have a minimum inside turning radius of 28 feet.

Section 503.2.5 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (see Appendix D of the International Fire Code) and Bonney Lake Engineering Standards.

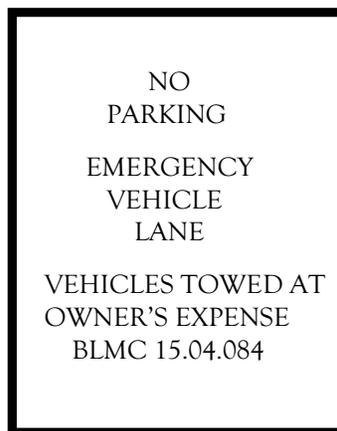
Section 503.2.6 Bridges and Elevated Surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO Standard Specification for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Code Official. Where elevated surfaces designed for emergency 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 Fire Code Official.

Section 503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the Fire Code Official based on the fire department's apparatus.

Section 503.3 Marking. Where required by the Fire Code Official, approved signs or other approved notices shall be provided for fire apparatus roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary for adequate visibility.

In accordance with the Washington State Highway Commission Sign Fabrication Manual M240-70 HT and the Manual of International Traffic Control Devices issued by the Federal Highway Administration, per illustration:

12"



18"

Lettering Specifications:

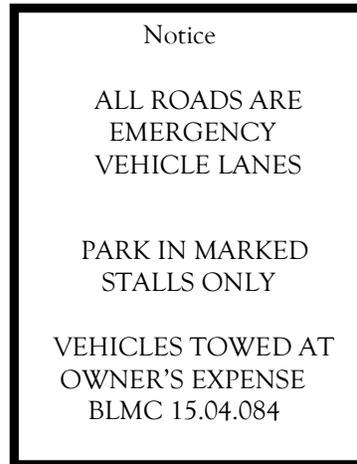
3" - Class C Width

2" - Class C Width

1/2" - Class C Width

Entrance Signs: The chief may allow the use of entrance signs for multi-family dwelling occupancies. When allowed, the signs shall be placed at each entrance to the property. Signs shall be in a clearly conspicuous location and shall clearly state "Notice, All Roads Are Emergency Vehicle Lanes, and Park in Marked Stalls Only".

12"



18"

Lettering Specifications:

3" - Class C Width

2" - Class C Width

1/2" - Class C Width

Section 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

Section 503.6 Security Gates. The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall meet the following requirements:

1. Locked gates shall have an approved key box or key override system installed.

2. Gates serving 10 or more dwelling units shall have an Opticom activation system, Knox key override system or an equivalent and compatible system approved by the Fire Chief.
3. All electrically activated gates shall have default capabilities to the unlock position.
4. The minimum clearance width of a gate shall be compatible with the required width of the fire apparatus access road. Gate posts, keypads and other gate appurtenances shall be located in such a manner that they will not obstruct or restrict ingress and egress of emergency vehicles.
5. The security gate and the emergency operation shall be maintained operational at all times.
6. Gates shall follow Pierce County Gate Standards.

Section 505.1 Premises Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. In addition, new and existing buildings located 100' or more from the street right of way shall have the same 6 inch address dimension on the building and at the street.

1. Multi-Family Residential, Commercial, or Small Business:

<u>Amount of Setback</u>	<u>Number/Letter Size</u>
<u>50 Feet or less</u>	<u>6 inches</u>
<u>51 Feet to 100 Feet</u>	<u>12 inches</u>
<u>100 Feet or more</u>	<u>18 inches</u>
<u>Individual Apartment Units</u>	<u>4 inches</u>

2. Large Commercial or Industrial Complexes:

<u>Amount of Setback</u>	<u>Number/Letter Size</u>
<u>50 Feet or less</u>	<u>12 inches</u>
<u>51 Feet to 100 Feet</u>	<u>18 inches</u>
<u>100 Feet or more</u>	<u>24 inches</u>

Section 907.1.3 Equipment. In addition to those requirements found in Section 907.2 of the 2009 International Fire Code, the following shall apply. System and components shall be listed and approved for the purpose for which they are intended and installed.

The automatic/manual fire alarm system shall consist of a minimum of the following:

1. Addressable fire alarm
2. Interior audible/visual alarm devices for the notification of the building occupants throughout. Wac. 51.50.1101. and IBC Chapter 11.
3. Exterior horn/strobe shall be located on the address side of the building.

4. Visible devices in restrooms
5. Manual pull stations at each exit
6. Smoke detection in corridors
7. Monitoring of the automatic fire sprinkler systems/fire alarm systems
8. Buildings containing multiple tenants shall have an addressable fire alarm system capable of monitoring and sending notification of all protection systems and the individual suite address within the building to an approved central station.
9. Multiple story buildings shall have an addressable system capable of monitoring and sending notification of all protection systems within the building to an approved central station.

Section 907.2 Where required - new buildings and structures. An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area Fire alarm systems required by Sections 907.2.1 through 907.2.24 shall be of an addressable type. In addition to the requirements of this section an approved addressable fire alarm system shall be provided in all buildings exceeding 5,000 square feet of gross floor area or greater.

907.3 Where required in existing buildings and structures. The provisions of this section are intended to provide a reasonable degree of safety in existing structures not complying with the minimum requirements of the *International Building Code* by requiring the installation of an automatic/manual fire alarm system where required by Chapter 46 and in all existing structures with a gross floor area exceeding 5,000 square feet that are altered 50% or more of floor area as defined by the 2009 International Building and Fire Code.

(Ord 700 § 1, 788 § 1 and 826 § 4)

Section 5). BLMC section 15.04.085 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.04.085 Deposit for damage to public infrastructure. (15.04.085 is deleted)

A. In addition to any other requirement for issuance of a residential building permit for construction of a new structure, the applicant shall deposit with the city the sum of \$1,000 as a fund for the repair or replacement, if necessary, of any public infrastructure damaged by the applicant prior to issuance of a certificate of occupancy for the permitted work.

B. In the event a building permit holder fails to repair or replace, to the city's satisfaction, any public infrastructure damaged by such permit holder or by any person or firm working on behalf of such permit holder, the city shall be entitled to use the deposit provided for herein for such purpose. This remedy shall be in addition to any other remedy available to the city, and shall not preclude any other or further action by the city to cause the repair or replacement of such damaged public infrastructure, or to recover the costs thereof.

~~C. Upon issuance of a certificate of occupancy pursuant to Uniform Building Code Section 109.1, as amended by BLMC 15.04.090, the remainder of the deposit, if any, shall be refunded to the building permit holder.~~

~~D. As used in this section, "public infrastructure" shall include, without limitation, any streets, sidewalks, and utility facilities or installations, that are owned by the city or any utility or otherwise exist for the benefit of the general public. (Ord. 979 § 1, 2002).~~

Section 6). BLMC section 15.04.095 and Ordinance No. 851 § 17 are hereby repealed.

Section 7). The city clerk shall sign and file with the adopting ordinance a copy of the statutes and regulations referenced herein and shall also file and maintain in the city clerk's office one copy of each of the adopted laws in the form in which they were adopted for use and examination by the public.

Section 8). This Ordinance concerning powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law; *provided*, that this Ordinance shall not take effect prior to July 1, 2010.

PASSED by the City Council and approved by the Mayor this ___th day of June, 2010.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed:
Valid:
Published:
Effective Date: July 1, 2010



City Hall

"The city of Bonney Lake's mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services."

Date: June 15, 2010

To: Bonney Lake City Council

From: Jerry E. Hight
Building Division

Re: 2009 International Code

This is a summary of changes of the Bonney Lake Municipal Code Chapters 15.04, 15.08, and 15.24 for the 2009 code editions. On July 1, 2010 the 2009 editions of the International codes will be in effect.

The changes listed are to adopt the 2009 editions to replace the 2006 editions we have previously enforced. Some code sections have been moved due to additional sections that have been added or deleted. These changes are as follows:

Chapter 15.04 BUILDING CODES

Section

15.04.020 A 2006 edition changed to 2009.

15.04.020 B 2006 edition changed to 2009. Appendix R (Dwelling Unit Fire Sprinkler Systems), Appendix S (Fire Sprinklers) have been included in the 2009 IRC for adoption. After much discussion it has been determined that, this provision should not be applied to all residential housing during these economic times. Such cost increases would be detrimental to the recovery of our local housing market. Therefore, we are adopting these Appendices with the exception of detached one-family dwellings under 5,000 square feet.

15.04.020 C 2006 edition changed to 2009. The NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code) has been deleted, these codes have been adopted within the

states amendments to the International Mechanical Code. Unvented Room Heaters under section 621 of the International Fuel Gas Code has been moved from the previous 15.04.020 F to this section.

15.04.020 D 2006 edition changed to 2009. Provisions affecting sewers or fuel gas has been deleted from within the states amendments to the Uniform Plumbing Code.

15.04.020 E 2006 edition changed to 2009.

15.04.020 F (Deleted) The International Fuel Gas Code has been adopted within the states amendments to the International Mechanical Code.

15.04.020 F 2006 edition changed to 2009.

15.04.020 G 2006 edition changed to 2009.

15.04.020 I (Deleted) This code will be repealed as of July 1, 2010. The requirements formerly found in this WAC are now incorporated into the IMC and IRC.

15.04.020 H Wind Design and Topographic effects has been added to this table.

15.04.072 2006 edition changed to 2009.

15.04.072 F and G 2006 edition changed to 2009.

15.04.072 H See 15.04.020 I above.

15.04.083 B and C Sections have been corrected to reflect 2009 editions.

15.04.083 D IRC section R105.2 #1 has been reduce back to 120 square feet as currently reflected in the 2006 edition from the 200 square feet reflected in the 2009 edition.

Under the 200 foot rule a person can build a 10 x 20 garage without a permit. This section has been an area of controversy in many jurisdictions. Since this section does not require a permit homeowners will build the new garage on their property where it will fit violating setback requirements. These are not small “sheds” that can be easily relocated to meet the setbacks.

The uniform (Legacy) code had the 120-foot rule until the I-Codes. Then the code changed to 200 foot in the 2003 edition, then back to 120 foot in the 2006 edition, now it is back to 200 foot in the 2009 edition. This back and forth, in and out, battle has earned this code the name of the Yo-Yo code. Therefore, codification of the 120 foot rule is necessary.

15.04.084 This is a new section created for the amendment of the International Fire Code. This section has been added to codify current fire department policy. In the past the department has had lengthy discussions with applicants and the public regarding these issues. The department will now be able to simply reference this section which is accessible online.

15.04.085 This section has been deleted for housekeeping purposes. The deposit system has not been used in the past few years. It was quite laborious for staff and section 15.04.090 (2) requiring city property to be repaired prior to issuing a Certificate of Occupancy served the same purpose.

15.04.090 2006 edition changed to 2009.

Chapter 15.08 MANUFACTURED HOMES

Section

15.08.025 D 2006 edition changed to 2009.

Chapter 15.24 REMOVAL, TRANSPORTATION AND PLACEMENT OF BUILDINGS

Section

15.24.010 2006 edition changed to 2009.

Chapter 15.04 BUILDING CODES

Sections:

- [15.04.010](#) Title.
- [15.04.020](#) International codes – Adopted by reference.
- [15.04.040](#) Repealed.
- [15.04.050](#) International codes – Copies on file.
- [15.04.060](#) Interpretation – Definitions.
- [15.04.072](#) Building permit – Fees.
- [15.04.080](#) Building plan review – Fees.
- [15.04.081](#) Expiration of permits and plan review.
- [15.04.082](#) International Building Code amended.
- [15.04.083](#) International Residential Code amended.
- [15.04.085](#) Deposit for damage to public infrastructure.
- [15.04.090](#) Section 110.1 of the International Building Code amended – Certificate of occupancy.
- [15.04.095](#) Investigations.
- [15.04.096](#) Repealed.
- [15.04.100](#) Contractors' registration.
- [15.04.110](#) Applicability.

15.04.010 Title.

This chapter shall be known as the city of Bonney Lake municipal building code. (Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

15.04.020 International codes – Adopted by reference.

Pursuant to RCW 35A.12.140, the following codes of technical regulations are adopted by this reference as if fully set forth, subject to the modifications or amendments set forth in this chapter, and with the exception of those provisions of the codes set forth in this chapter:

- A. Adoption of the International Building Code. The International Building Code, 2006~~9~~ Edition, Appendix I (Patio Covers) and Appendix H (Signs) excluding Sections H101, H102, H105.2, H109.1, H109.2, H110.3, H110.4, and H110.5, published by the International Code Council, as amended by the Washington State Building Code Council, and published in Chapter 51-50 WAC, are adopted by this reference.
- B. Adoption of the International Residential Code. The International Residential Code, 2006~~9~~ Edition, Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems, Appendix H (Patio Covers) except Section AH107, Appendix G Sections AG105 (Swimming Pool and Hot Tub Barriers) and AG106 (Entrapment Protection for Swimming Pool and Spa Suction Outlets), [Appendix R \(Dwelling Unit Fire Sprinkler Systems\)](#), [Appendix S \(Fire Sprinklers\) with the exception of detached one-family and two-family \(duplex\) dwellings under 5,000 square feet](#), published by the International Code Council, as amended by the Washington State Building Code Council, and published as Chapter 51-51 WAC, are adopted by this reference.
- C. Adoption of the International Mechanical Code. The International Mechanical Code, 2006~~9~~ Edition, published by the International Code Council, [except that the standards for liquefied petroleum gas installations shall be NFPA 58 \(Storage and Handling of Liquefied Petroleum Gases\) and ANSI Z223.1/NFPA 54 \(National Fuel Gas Code\) Section 621 Unvented](#)

Room Heaters in the International Fuel Gas Code is hereby not adopted, as amended by the Washington State Building Code Council, and published as Chapter 51-52 WAC, is adopted by this reference.

D. Adoption of the Uniform Plumbing Code. The Uniform Plumbing Code, 2006~~9~~ Edition, published by the International Association of Plumbing and Mechanical Officials; ~~provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted; and~~ Appendix H (Recommended Procedures for Design, Construction and Installation of Commercial Kitchen Grease Interceptors), as amended by the Washington State Building Code Council and published as Chapters 51-56 and 51-57 WAC, are adopted by this reference.

E. Adoption of the International Fire Code. The International Fire Code, 2006~~9~~ Edition, published by the International Code Council; Appendix B (Fire-flow Requirements for Buildings) and Appendix D (Fire Apparatus Access Roads), as amended by the Washington State Building Code Council and published as Chapter 51-54 WAC, is adopted by this reference.

~~F. Adoption of the International Fuel Gas Code. The International Fuel Gas Code, 2006 Edition, published by the International Code Council, except unvented room heaters in Section 621, is adopted by this reference.~~

FG. Adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2006~~9~~ Edition, published by the International Code Council is adopted by this reference.

GH. Adoption of the Washington State Energy Code. The Washington State Energy Code, 2006~~9~~ Edition, as amended by the Washington State Building Code Council and filed as Chapter 51-11 WAC, is adopted by this reference.

~~I. Adoption of the Washington State Ventilation and Indoor Air Quality Code. The Washington State Ventilation and Indoor Air Quality Code, 2006 Edition, as adopted by the Washington State Building Code Council and filed as Chapter 51-13 WAC, is adopted by this reference.~~

HJ. Minimum Design Requirements. The following climatic and geographic design criteria are adopted pursuant to Section R301.2 of the International Residential Code:

Ground snow load	Wind Design		Seismic design category	Weathering	Frost line depth	Termite	Decay	Winter design temp.	Ice shield underlay required	Flood hazards	Air freeze index	Mean annual temp.
	Speed (mph)	Topographic effects										
25 psf	85	YES	D1	Moderate	12"	Slight	Moderate	27	No	1985	160	51.2

Ground snow load	Wind speed (gust)	Seismic design category	Weathering	Frost line depth	Termite	Decay	Winter design temp.	Ice shield underlay required	Flood hazards	Air freeze index	Mean annual temp.
25 psf	85	D1	Moderate	12"	Slight	Moderate	27	No	1985	160	51.2

(Ord. 1242 § 1, 2007; Ord. 1035 § 1, 2004; Ord. 885 § 1, 2001; Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

15.04.040 Residential floor area requirements.

Repealed by Ord. 885. (Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

15.04.050 International codes – Copies on file.

The city clerk is directed to keep on file in the office of the city clerk not less than one copy of each of the codes adopted pursuant to BLMC [15.04.020](#) for use and examination of the public, pursuant to RCW 35A.12.140. (Ord. 1035 § 2, 2004; Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

15.04.060 Interpretation – Definitions.

In interpreting the provisions of any of the codes adopted by reference in BLMC [15.04.020](#), the following terms shall be given the meanings set forth in this section:

- A. “City” means the city of Bonney Lake.
- B. “Building official” means the building official of the city or his duly authorized representative.
- C. “Owner” means any person, agent, firm or corporation which holds the fee title to real property or which holds a valid purchaser’s contract for purchase of real property which is filed for record with the auditor of Pierce County. (Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

15.04.072 Building permit – Fees.

Building permit fees for residential and commercial construction shall be charged in conformance to Section 1089.2 of the 20069 International Building Code, Section R108.2 of the 20069 International Residential Code, Section 106.5.2 of the 20069 International Mechanical Code and Section 103.4.1 of the 20069 Uniform Plumbing Code. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, profit, fire extinguishing systems, and any other pertinent equipment. Fees shall be calculated from Table 1 from the Building Valuation Data as published by the International Code Council with the regional cost modifier in Table 2 and the valuation as set forth in Table 3, except as follows:

- A. Computation of fees for mobile homes located on individual lots shall be the same as for conventional houses.
- B. Structures not classed as buildings such as retaining walls, dog kennels, decks, signs, docks and the like shall be charged fees based on the actual cost of labor and materials according to Table 3 of this code.
- C. Repair to structures such as re-siding, painting, decks under 30 inches in height, replacing of doors or any other nonstructural repair shall not require a building permit.
- D. The permit fee for the addition to any building shall be computed on the same basis as the building permit.
- E. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under the issued permit.
- F. Mechanical Permit Fees – 20069 International Mechanical Code Section 106.5.2 Amended. Mechanical fees shall be calculated at 15 percent of the building permit fee.

G. Plumbing Permit Fees – 2006~~9~~ Uniform Plumbing Code Section 103.4.1 Amended. Plumbing fees shall be calculated at 15 percent of the building permit fee.

H. Permits requiring plan review and inspections that are required by the Washington State Energy Code ~~and the Washington State Ventilation and Indoor Air Quality Code~~ shall require a \$60.00 plan review and inspection fee.

Tables 1, 2 and 3, attached to the ordinance codified in this section, are incorporated herein by this reference.* (Ord. 1242 § 2, 2007; Ord. 1035 § 3, 2004; Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

*Code reviser's note: Ordinance No. 1035 may be found on file in the city clerk's office.

15.04.080 Building plan review – Fees.

Building plan review fees shall be 65 percent of the building permit fee as determined in BLMC [15.04.072](#) and as follows:

- A. When submittal documents are required a plan review fee shall be paid at the time of submitting the documents for plan review.
- B. Contractor plans (base plans) without revisions, options or modifications for two or more identical buildings of Group R, Division 3 Occupancies in new subdivisions shall be charged \$500.00 for the second plan review and beyond.
- C. The plan review fees specified in this section are separate fees from the permit fees specified in BLMC [15.04.072](#).
- D. Revised plans submitted during the plan review process which have uncorrected plan review items shall require additional plan review fees on the third submittal. The additional fee shall be \$47.00 per hour with a minimum of two hours. (Ord. 1035 § 4, 2004; Ord. 826 § 4, 1999; Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

15.04.081 Expiration of permits and plan review.

- A. Permits shall expire by limitation two years from the date of issuance. Permits issued prior to the effective date of the ordinance codified in this section shall expire by limitation two years from the effective date of the ordinance codified in this section. No permit shall be active beyond four years. An expired permit shall not be reactivated.
- B. Active permits may be allowed a one-time extension for an additional two years from the date of extension. The request for permit extension shall be made in writing and state good and satisfactory reasons. In order to renew action on a permit after expiration, the applicant shall submit plans and pay fees as required for new permit.
- C. Applications for which no permit is issued shall expire by limitation one year from the date of submittal. Active permit applications may be allowed a one-time extension for an additional 180 days from the date of extension. The request for permit application extension shall be made in writing and state good and satisfactory reasons. An expired permit application shall not be reactivated. Plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. In order to renew action on an application after expiration, the applicant shall submit new plans and pay a new plan review fee. (Ord. 1312 § 1, 2009; Ord. 1308 § 1, 2009; Ord. 1230 § 22, 2007; Ord. 1035 § 5, 2004).

15.04.082 International Building Code amended.

The International Building Code as adopted by BLMC [15.04.020](#) is hereby amended with the following addition:

Section 406.1.4 #1 Separation. Private residential garages attached to a dwelling unit shall be separated from the dwelling unit with one layer of 5/8" Type-X sheetrock on the garage side. This sheetrock shall be continuous from the foundation to roof sheathing, or on all walls and ceiling of the garage. When a dwelling unit is located above a garage, all walls and ceilings of the garage shall have minimum one layer of 5/8" Type-X sheetrock. When framing members are more than 16" o.c. two layers of 5/8" Type-X sheetrock shall be required. Sheetrock shall be nailed at 7" o.c., on both edge and field with 6d (2") nails. Openings such as doors and attic accesses shall be 1-3/8" solid core doors, or a 20-minute rated assembly and shall be self closing and self latching. Penetrations shall be steel, ferrous or copper pipes, or steel conduit, or one-hour listed assemblies. No windows shall be permitted in the garage/house wall. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

(Ord. 1035 § 6, 2004).

15.04.083 International Residential Code amended.

The International Residential Code, as adopted by BLMC [15.04.020](#), is hereby amended as follows:

A. Section R106.6 Construction documents. Section R106.6 is added as follows;

i) Section R106.6.1. Sites with slopes greater than 15 percent shall indicate slope on the site plan with topography lines in 2 foot increments.

ii) Section R106.6.2. Revisions to approved plans are to be submitted and approved three days prior to calling for frame inspection.

B. Section R302.69.2 Separation amended. See BLMC [15.04.082](#) Section 406.1.4 #1.

C. Section R324.19.1 Premises identification amended. Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers or addresses shall be a minimum of 4 inches in height, with a 1 inch minimum stroke and have a highly contrasting background. Numbers or addresses shall be approved by the East Pierce Fire and Rescues Fire Marshal.

D. Section R105.2 #1. One-story detached structures accessory to a residence used as tool and storage sheds, playhouses and similar uses, shall not require a permit provided the projected roof area does not exceed 120 square feet and setbacks are approved per the Community Development Department.

(Ord. 1066 § 1, 2004; Ord. 1035 § 7, 2004).

Section 1). BLMC section 15.04.083 and the corresponding portions of Ordinance Nos. 700 § 1, 788 § 1 and 826 § 4 are hereby amended to read as follows:

15.04.084 International Fire Code Amended.

The International Fire Code , as adopted by BLMC 15.04.020, is hereby amended as follows:

Section 503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions: The Fire Code Official is authorized to increase the dimension of 150 feet where:

1. The building is equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

Section 503.1.2 Additional Access. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Section 503.1.3 High-Piled Storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of IFC Chapter 23.

Section 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20-feet or 28 feet with parking on one side except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Section 503.2.2 Authority. The Fire Code Official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

Section 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.

Section 503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall have a minimum inside turning radius of 28 feet.

Section 503.2.5 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (see Appendix D of the International Fire Code) and Bonney Lake Engineering Standards.

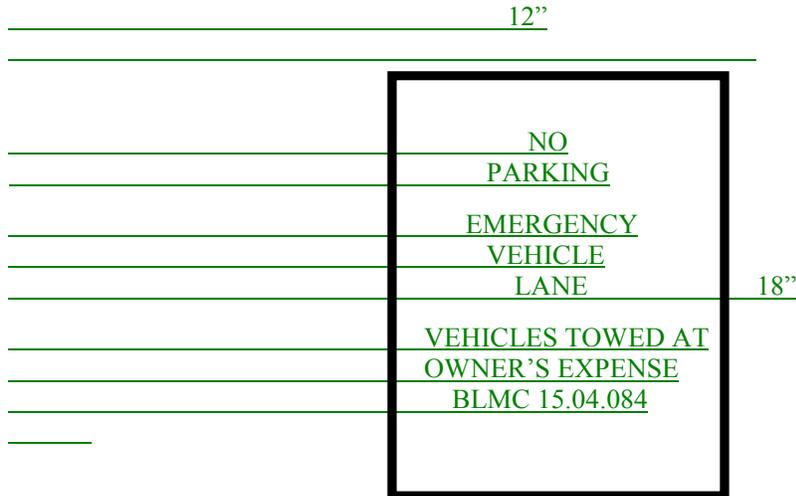
Section 503.2.6 Bridges and Elevated Surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO Standard Specification for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Code Official. Where elevated surfaces designed for emergency 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 Fire Code Official.

Section 503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the Fire Code Official based on the fire department's apparatus.

Section 503.3 Marking. Where required by the Fire Code Official, approved signs or other approved notices shall be provided for fire apparatus roads to identify such roads or prohibit the obstruction thereof. Signs or

notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary for adequate visibility.

In accordance with the Washington State Highway Commission Sign Fabrication Manual M240-70 HT and the Manual of International Traffic Control Devices issued by the Federal Highway Administration, per illustration:



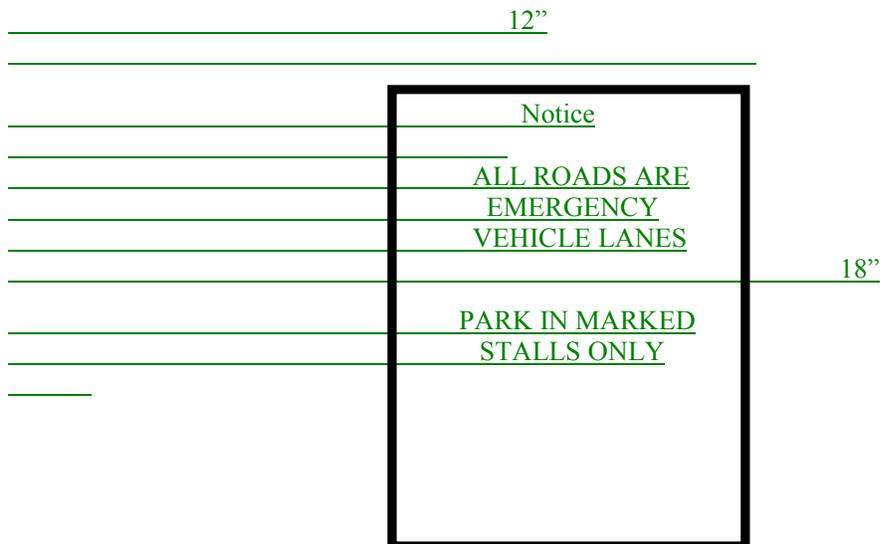
Lettering Specifications:

3" - Class C Width

2" - Class C Width

1/2" - Class C Width

Entrance Signs: The chief may allow the use of entrance signs for multi-family dwelling occupancies. When allowed, the signs shall be placed at each entrance to the property. Signs shall be in a clearly conspicuous location and shall clearly state "Notice, All Roads Are Emergency Vehicle Lanes, and Park in Marked Stalls Only".



VEHICLES TOWED AT
OWNER'S EXPENSE
BLMC 15.04.084

<u>Lettering Specifications:</u>
<u>3" - Class C Width</u>
<u>2" - Class C Width</u>
<u>1/2" - Class C Width</u>

Section 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

Section 503.6 Security Gates. The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall meet the following requirements:

1. Locked gates shall have an approved key box or key override system installed.
2. Gates serving 10 or more dwelling units shall have an Opticom activation system, Knox key override system or an equivalent and compatible system approved by the Fire Chief.
3. All electrically activated gates shall have default capabilities to the unlock position.
4. The minimum clearance width of a gate shall be compatible with the required width of the fire apparatus access road. Gate posts, keypads and other gate appurtenances shall be located in such a manner that they will not obstruct or restrict ingress and egress of emergency vehicles.
5. The security gate and the emergency operation shall be maintained operational at all times.
6. Gates shall follow Pierce County Gate Standards.

Section 505.1 Premises Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. In addition, new and existing buildings located 100' or more from the street right of way shall have the same 6 inch address dimension on the building and at the street.

1. Multi-Family Residential, Commercial, or Small Business:

<u>Amount of Setback</u>	<u>Number/Letter Size</u>
<u>50 Feet or less</u>	<u>6 inches</u>
<u>51 Feet to 100 Feet</u>	<u>12 inches</u>
<u>100 Feet or more</u>	<u>18 inches</u>
<u>Individual Apartment Units</u>	<u>4 inches</u>

2. Large Commercial or Industrial Complexes:

<u>Amount of Setback</u>	<u>Number/Letter Size</u>
<u>50 Feet or less</u>	<u>12 inches</u>

<u>51 Feet to 100 Feet</u>	<u>18 inches</u>
<u>100 Feet or more</u>	<u>24 inches</u>

Section 907.1.3 Equipment. In addition to those requirements found in Section 907.2 of the 2009 International Fire Code, the following shall apply. System and components shall be listed and approved for the purpose for which they are intended and installed.

The automatic/manual fire alarm system shall consist of a minimum of the following:

1. Addressable fire alarm
2. Interior audible/visual alarm devices for the notification of the building occupants throughout. Wac. 51.50.1101. and IBC Chapter 11.
3. Exterior horn/strobe shall be located on the address side of the building.
4. Visible devices in restrooms
5. Manual pull stations at each exit
6. Smoke detection in corridors
7. Monitoring of the automatic fire sprinkler systems/fire alarm systems
8. Buildings containing multiple tenants shall have an addressable fire alarm system capable of monitoring and sending notification of all protection systems and the individual suite address within the building to an approved central station.
9. Multiple story buildings shall have an addressable system capable of monitoring and sending notification of all protection systems within the building to an approved central station.

Section 907.2 Where required – new buildings and structures. An approved manual and automatic fire alarm system shall be provided in accordance with this section, and in all structures exceeding 5,000 square feet gross floor area Fire alarm systems required by Sections 907.2.1 through 907.2.24 shall be of an addressable type. In addition to the requirements of this section an approved addressable fire alarm system shall be provided in all buildings exceeding 5,000 square feet of gross floor area or greater.

907.3 Where required in existing buildings and structures. The provisions of this section are intended to provide a reasonable degree of safety in existing structures not complying with the minimum requirements of the *International Building Code* by requiring the installation of an automatic/manual fire alarm system where required by Chapter 46 and in all existing structures with a gross floor area exceeding 5,000 square feet that are altered 50% or more of floor area as defined by the 2009 International Building and Fire Code.

(Ord 700 § 1, 788 § 1 and 826 § 4)

15.04.085 Deposit for damage to public infrastructure.

A. In addition to any other requirement for issuance of a residential building permit for construction of a new structure, the applicant shall deposit with the city the sum of \$1,000 as a fund for the repair or replacement, if necessary, of any public infrastructure damaged by the applicant prior to issuance of a certificate of occupancy for the permitted work.

B. In the event a building permit holder fails to repair or replace, to the city's satisfaction, any public infrastructure damaged by such permit holder or by any person or firm working on behalf of such permit holder, the city shall be entitled to use the deposit provided for herein for such purpose. This remedy shall be in addition to any other remedy available to the city, and shall not preclude any other or further action by the city to cause the repair or replacement of such damaged public infrastructure, or to recover the costs thereof.

~~C. Upon issuance of a certificate of occupancy pursuant to Uniform Building Code Section 109.1, as amended by BLMC 15.04.090, the remainder of the deposit, if any, shall be refunded to the building permit holder.~~

~~D. As used in this section, "public infrastructure" shall include, without limitation, any streets, sidewalks, and utility facilities or installations, that are owned by the city or any utility or otherwise exist for the benefit of the general public. (Ord. 979 § 1, 2002).~~

15.04.090 Section 110.1 of the International Building Code amended – Certificate of occupancy.

Section 110.1 of the International Building Code and Section R110.1 of the International Residential Code, 200~~6~~⁹ Edition, as adopted by BLMC [15.04.020](#), are amended to read as follows:

Use and Occupancy. No building or structure of Groups A, B, E, F, H, I, LC, M, R, or S occupancies shall be used or classification of a building or structure or portion thereof, shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. A Certificate of Occupancy shall be issued only:

(1) After compliance with applicable zoning regulations, concomitant agreement articles, construction permit conditions, conformity to the provisions of this code, and all relevant laws, ordinances, rules and regulations; and

(2) Upon satisfactory repair of, or payment for, any damage to city property occurring in the course of work done under the provisions of this code.

(Ord. 1242 § 3, 2007; Ord. 1035 § 8, 2004; Ord.

885 § 3, 2001; Ord. 826 § 5, 1999; Ord. 778 § 1, 1998; Ord. 711 § 3, 1995; Ord. 700 § 1, 1995).

15.04.095 Investigations.

A. The fire chief of Pierce County Fire Protection District No. 22 or his/her designee is authorized to investigate promptly the cause, origin and circumstances of each and every fire occurring in the city of Bonney Lake involving loss of life or injury to person or destruction or damage to property and is authorized to pursue the investigation to its conclusion. This authorization shall also extend to unauthorized releases of hazardous materials. The city police department is authorized to assist the fire department in its investigations when requested to do so.

B. "Fire chief," "chief," or "chief of the fire prevention bureau," as used in the International Fire Code or in the BLMC, means the fire chief of Pierce County Fire Protection District No. 22 for purposes of fire suppression, investigations and for enforcement of the International Fire Code. (Ord. 1035 § 9, 2004; Ord. 851 § 16, 2000).

15.04.096 Section 204 of the Uniform Fire Code amended – Fire chief defined.

Repealed by Ord. 1035. (Ord. 851 § 17, 2000).

15.04.100 Contractors' registration.

No permit shall be issued for work which is to be done by any contractor required to be registered under Chapter 18.27 RCW without proof that such contractor is currently registered as required by law. All contractors shall have a city business license as per Chapter [5.08](#) BLMC. (Ord. 778 § 1, 1998; Ord. 700 § 1, 1995).

15.04.110 Applicability.

It is unlawful for any person, firm or corporation to violate any provision of this chapter, or any code adopted herein, or to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure within the city, or to use any land contrary to, or in violation of, any of the provisions of this chapter, or any code adopted herein. (Ord. 778 § 1, 1998; Ord. 700 § 1, 1995; Ord. 988 § 2, 2003).



Chapter 15.08 MANUFACTURED HOMES

Sections:

- [15.08.010](#) Definitions.
- [15.08.020](#) Permitted locations and age.
- [15.08.025](#) Design parameters.
- [15.08.030](#) Placement.
- [15.08.035](#) Building permit required.
- [15.08.036](#) Building permit and plans required.
- [15.08.037](#) Building permit and plan review fees.
- [15.08.040](#) Travel trailers, campers, motor homes and temporary shelters – Temporary permit.
- [15.08.050](#) –
- [15.08.070](#) Repealed.
- [15.08.080](#) Additions.
- [15.08.090](#) Utilities.
- [15.08.100](#) Structural regulations.
- [15.08.105](#) Required inspections.
- [15.08.110](#) Repealed.
- [15.08.120](#) Nonconforming manufactured homes.
- [15.08.125](#) Manufactured homes in manufactured home parks.
- [15.08.130](#) Covenants and deed restrictions.
- [15.08.140](#) Replacement of existing manufactured home.

15.08.010 Definitions.

Within the provisions of this chapter, the following definitions shall be applicable:

- A. “Accessory building” means a separate detached structure, not used as living quarters, including but not limited to garages, cabanas, porches and carports.
- B. “Additions” means structural enlargement of a manufactured home.
- C. “Building permit fee schedule” is that schedule of fees established by Ordinance 1035 or any amendment to it.
- D. “Camper” is a prefabricated living unit capable of being carried on a pickup truck.
- E. “Manufactured home” means a structure constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which:
 - 1. Is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;
 - 2. Was originally constructed with and now has a composition of wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
 - 3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Residential Code single-family residences; and

4. Which is built on a permanent chassis and designed solely for the purpose of human habitation.

F. "Motor home" means a vehicle capable of being driven upon the public roads and highways that contains a living unit. (Ord. 1137 § 1, 2005; Ord. 612 § 1, 1989; Ord. 596 § 1, 1988; Ord. 295A § 2, 1980).

15.08.020 Permitted locations and age.

Manufactured homes shall be permitted in all zones allowing single-family residences. Manufactured homes requiring an installation permit under this chapter shall be new manufactured homes under RCW 35.63.160(2); provided, that manufactured homes moving into currently existing mobile home parks shall not be required to be new homes, but shall otherwise comply with all other provisions of this chapter. (Ord. 1183, 2006; Ord. 1137 § 1, 2005; Ord. 295A § 3, 1980).

15.08.025 Design parameters.

A. The manufactured home shall be set upon a permanent foundation as specified by the manufacturer. The manufactured home shall comply with all local design parameters applicable to all other homes within the neighborhood in which the manufactured home is to be located. An energy calculation shall be submitted demonstrating that the home is thermally equivalent to the State Energy Code.

B. The minimum design requirements shall be per BLMC [15.04.020\(J\)](#) with a 1,500 psi soil bearing pressure without a soils report.

C. All manufactured homes shall be installed per Chapter 296-150M WAC.

D. Unless stated otherwise in this chapter, all work shall conform to the 2006~~9~~ International Residential Code. (Ord. 1242 § 4, 2007; Ord. 1137 § 1, 2005).

15.08.030 Placement.

A. Manufactured homes shall conform to the setback and other requirements of the zoning code.

B. A manufactured home shall not be used as a multifamily dwelling unit.

C. No manufactured home shall be relocated on a lot without prior issuance of a building permit from the city. If a manufactured home is delivered to a lot without a building permit, the building permit fee shall be doubled.

D. No manufactured home shall be used as an accessory building, except manufactured homes conforming to BLMC [18.22.090](#) may be used as accessory dwelling units.

E. Manufactured homes shall have skirting per WAC 296-150M-0610. (Ord. 1137 § 1, 2005; Ord. 596 § 3, 1988; Ord. 295A § 5, 1980).

15.08.035 Building permit required.

The owner or installer of a manufactured home must obtain a building permit from the city before the manufactured home is installed for use as a residence. The applicant shall provide the make, model, year, size, scaled floor plan, manufacturer's installation manual and serial number for the proposed unit. A dealer may not deliver a manufactured home until it has verified that the owner or installer has obtained an installation permit for the placement of the manufactured home. (Ord. 1137 § 1, 2005; Ord. 596 § 4, 1988).

15.08.036 Building permit and plans required.

Two site-specific copies of the following are required to be submitted for plan review prior to issuance of a permit (note: All plans are to have a minimum scale of one-quarter inch equals one foot except site plans may be one-eighth inch equals one foot):

- A. Site plan.
- B. Foundation plan.
- C. Detailed floor plan.
- D. Manufacturer's installation manual.
- E. Energy calculations showing the unit complies with the state energy and ventilation codes.
- F. Skirting information (material type and installation).
- G. Earthquake and uplift resistance plans and details. (Ord. 1137 § 1, 2005).

15.08.037 Building permit and plan review fees.

- A. Permit fees shall be per BLMC [15.04.072](#)(A).
- B. Plan review fees shall be per BLMC [15.04.080](#). (Ord. 1137 § 1, 2005).

15.08.040 Travel trailers, campers, motor homes and temporary shelters – Temporary permit.

Travel trailers, campers, motor homes and other similarly temporary shelters may be occupied in excess of 14 days only with a temporary permit (Type 1 permit – see Chapter [14.30](#) BLMC). A temporary permit shall not be approved unless:

- A. The minimum setback requirements for the zoning district in which the unit is to be located are met; and
- B. The unit is connected to sewer or a septic tank, as approved by the Pierce County health department, water and electricity. (Ord. 1137 § 1, 2005; Ord. 988 § 2, 2003; Ord. 789 Exh. A, 1999; Ord. 596 § 5, 1988; Ord. 295A § 6, 1980).

15.08.050 Special use permit – Procedure – Fees.

Repealed by Ord. 988. (Ord. 789 Exh. A, 1999; Ord. 596 § 6, 1988; Ord. 295A § 7, 1980).

15.08.060 Special use permit – Expiration and renewal.

Repealed by Ord. 988. (Ord. 789 Exh. A, 1999; Ord. 596 § 7, 1988; Ord. 295A § 8, 1980).

15.08.070 Accessory buildings – Requirements.

Repealed by Ord. 1137. (Ord. 295A § 9, 1980).

15.08.080 Additions.

- A. Additions shall conform to the construction standards as set forth by the International Residential Code.
- B. Additions which modify the structure of the manufactured home must comply with the Washington State Department of Labor and Industries regulations. This section also includes the installation of heating stoves, fireplaces and new roofs.

C. A building permit from the city shall be required for construction of all additions to manufactured homes in addition to the permit from Washington State Department of Labor and Industries. (Ord. 1137 § 1, 2005; Ord. 295A § 10, 1980).

15.08.090 Utilities.

Sewer connections shall be of solid, water-tight construction from the manufactured home to the septic tank or sanitary sewer connection and shall comply with all city, planning and public works regulations. (Ord. 1137 § 1, 2005; Ord. 295A § 11, 1980).

15.08.100 Structural regulations.

A. Foundations and Supports.

1. Manufactured homes shall be installed upon a permanent foundation. Such foundation shall be continuous and per the manufacturer's installation manual. Provision for adequate rodent and drainage control shall be provided. The foundation shall include provision for ventilation, access and clearance-to-grade as outlined in the International Residential Code.

2. A HUD-labeled manufactured home shall be installed in compliance with the manufactured home manufacturer's installation recommendations. The recommendations must be approved by HUD. The applicant shall include two copies of the approved installation manual with the manufactured home application. The job copy shall be the home and available to the inspector at the time of inspection.

3. A manufactured home not labeled by HUD, but manufactured after June 15, 1978, in accordance with the Washington State Department of Labor and Industries standards, in addition to having a permanent foundation, shall comply with one of the following requirements:

a. Installation calculations, plans and details provided by a professional engineer or architect licensed in the state of Washington. The calculations, plans and details shall bear the original stamp and signature of the engineer or architect; or

b. Installation requirements as outlined in Chapter 296-150M WAC for manufactured homes.

4. Underfloor drainage systems shall be provided under each manufactured home to insure the removal of water. The interior grade of the crawlspace shall be sloped to a drainage system which will relocate the water to the exterior of the building.

5. All manufactured homes supports shall be placed on grade with a minimum of 90 percent compaction.

B. The axles, hitch and wheels shall be removed from the home and the home shall be connected to water, sewer or septic tank, and electricity.

C. The state and/or HUD compliance seal shall be prominently displayed on the manufactured home. (Ord. 1137 § 1, 2005; Ord. 596 § 7, 1988; Ord. 295A § 12, 1980).

15.08.105 Required inspections.

A. The installer shall obtain an inspection and approval for the following:

1. Foundation, underground utilities and setbacks.
2. Set-Up. Set-up inspection shall be performed prior to the installation of any skirting material.
3. Final.

B. A final inspection and approval shall be required before occupancy of the unit. The permanent foundation, approved permanent steps for all exits, and all health and safety measures shall be installed before the manufactured home is occupied. If the manufactured home is occupied prior to receiving final inspection approval, the manufactured home shall be vacated and an additional building permit fee in the amount of the original permit shall be paid prior to requesting any further inspections. (Ord. 1137 § 1, 2005; Ord. 596 § 9, 1988).

15.08.110 Violations.

Repealed by Ord. 988. (Ord. 295A § 13, 1980).

15.08.120 Nonconforming manufactured homes.

Nonconforming manufactured homes (including mobile homes) may be kept and maintained in the city pursuant to Chapter [18.54](#) BLMC; provided, that they continue to comply with regulations in place at the time of placement. However, any construction, additions to, or the construction of accessory buildings commenced after the effective date of the ordinance codified in this section shall comply therewith. If a nonconforming manufactured home is removed from a lot, it shall not be reinstalled within the city. (Ord. 1137 § 1, 2005; Ord. 612 § 2, 1989; Ord. 596 § 10, 1988; Ord. 295A § 14, 1980).

15.08.125 Manufactured homes in manufactured home parks.

Manufactured homes may be installed in manufactured home parks subject to the provisions of this chapter; provided, that if the existing physical layout of the park does not allow full compliance BLMC [15.08.010](#)(E)(1), compliance with that subsection shall be excused as to sites that will not accommodate compliance with that subsection. (Ord. 1137 § 1, 2005).

15.08.130 Covenants and deed restrictions.

This chapter does not override any legally recorded covenants or deed restrictions of record. (Ord. 1137 § 1, 2005).

15.08.140 Replacement of existing manufactured home.

A. Notwithstanding the provisions of BLMC [15.08.020](#), a manufactured home located in a residential zone permitting single-family residences may be replaced with a manufactured home that is not new so long as the following requirements, and any other requirements of law not in conflict with this section, are determined, in the reasonable discretion of the director of planning and community development or his/her designee, to be met:

1. The proposed replacement manufactured home is not older than 10 years old; and
2. The proposed replacement manufactured home's condition and appearance are such that its installation will result in a substantial aesthetic improvement to the property and surrounding areas.

B. The determinations of the director of planning and community development pursuant to this section may be appealed pursuant to BLMC [14.120.020](#). (Ord. 1188 § 1, 2006).

Chapter 15.24
REMOVAL, TRANSPORTATION AND PLACEMENT OF BUILDINGS

Sections:

- [15.24.010](#) Permit required – Building defined.
- [15.24.020](#) Application for permit.
- [15.24.030](#) Permit fee – Additional fees.
- [15.24.040](#) Bonds.
- [15.24.050](#) Insurance.
- [15.24.060](#) Restoration time periods.
- [15.24.070](#) Utilities, landscaping and clean up – General requirements.
- [15.24.080](#) Conditional issuance of permit – Denial.
- [15.24.090](#) Temporary rearrangement of city or public utility facilities authorized when – Procedure – Costs.
- [15.24.100](#) Police department – Notification required – Duty to direct moving.
- [15.24.110](#) Repealed.

15.24.010 Permit required – Building defined.

It is unlawful to move a building along or across any public place without a building moving permit. A building for purposes of this chapter shall be defined as in the [Uniform-International](#) Building Code except that mobile homes as defined in BLMC [15.08.010](#) (E) shall not be considered a building. (Ord. 611 § 1, 1989).

15.24.020 Application for permit.

A. All applications for a building moving permit shall be made to the city's public works department. If the building is to be relocated inside the city the application shall be made no less than three weeks prior to the proposed move. If the building is to be relocated outside the city a one week period is required.

B. The application submitted to the public works department shall contain the following information:

1. Street address and legal description of the property from which the building is to be moved;
2. Name and address of the building owner;
3. Name and address of the building moving contractor;
4. Photographs showing the general condition of the building;
5. Construction plans for restoring the site to a natural state, if applicable;
6. Street address and legal description of the relocation site;
7. The date of the proposed move;
8. Type of building or structure to be moved;
9. The proposed route over which the building or structure is to be moved, which must be approved by the director of public works;

10. Preparation of a hold harmless agreement releasing city from liability or claims arising out of the move; and
11. Such other information as may be required by the director of public works to evaluate the application.

C. If the relocation site is within the city limits the application shall also include:

1. The proposed use or occupancy of the building;
2. A plot plan of the relocation site showing property lines, building setback dimensions, driveway location and dimensions, utility connections, lot grading and landscaping;
3. Construction plans to bring the building to current building code requirements;
4. Name and address of the building contractor; and
5. A detailed cost estimate to bring the building into compliance with applicable codes. (Ord. 611 § 2, 1989).

15.24.030 Permit fee – Additional fees.

A nonrefundable fee of \$100.00 shall be paid at the time the application is submitted. Prior to issuance of the permit additional fees for inspection services, traffic control services and other actual expenses of the city incurred by reason of the move shall be estimated and paid. To the extent that such estimate costs are not actually incurred by the city the unused portion of the fee shall be returned to the applicant. Additional fees such as building permit fees and utility connection charges shall be paid or provided for prior to issuance of the building moving permit. (Ord. 611 § 3, 1989).

15.24.040 Bonds.

A. No permit to move a building shall be issued unless the applicant has furnished to the city a surety bond, approved as to form by the city attorney, in the following amounts:

1. The estimated cost of site restoration to its natural state, except where the construction of a new structure at such a site is commenced or when the site is outside the city limits;
2. The estimated cost of all improvements to be made at the new location of the building, if the relocation site is within the city limits;
3. If the relocation site is within the city limits, the estimated cost to bring the building into compliance with applicable codes.

B. The bond shall further indemnify and save harmless the city from all claims, actions, or damages of every kind and description which may accrue to, or be suffered by the city by reason of the applicant's operations in moving a building along, or across any public place.

C. In no event shall the amount of the bond be less than \$5,000. (Ord. 611 § 4, 1989).

15.24.050 Insurance.

Prior to issuance of the permit the applicant shall furnish the city a certificate naming the city as an additional insured on applicant's liability insurance. The insurance shall provide for a limit of not less than \$500,000 for all damages arising out of bodily injuries to, or death of any person in any one accident; and shall also provide property damage liability insurance

providing for a limit of not less than \$100,000 for all damages arising out of injury or destruction of property in any one accident. (Ord. 611 § 5, 1989).

15.24.060 Restoration time periods.

A. The site from which the building is moved shall be restored within 30 days from the date of removal.

B. If the building is moved to a new location within the city, it shall be brought into compliance with all city codes within six months. (Ord. 611 § 6, 1989).

15.24.070 Utilities, landscaping and clean up – General requirements.

A. Where the removal or trimming of any trees or other shrubbery is necessary as part of the move, the applicant or his agent is required to obtain from the owner thereof a written release holding the city harmless from claim from said owner.

B. The applicant shall be required to cap the existing side sewer at the property line adjacent to the sewer main servicing such property from where the building is being moved. If the property was served by an individual sewage disposal system, applicant or his agent shall pump and back fill the septic tank or remove the tank if back filling does not protect the public health or welfare, unless the septic tank is intended to be used for a replacement building for which a building permit has been issued.

C. The applicant shall cap any wells that were serving the moved building.

D. The applicant shall remove the existing foundation, grade the lot and provide proper surface drainage, and clean the lot of all debris resulting from the move unless a replacement building is to be placed on the lot and a building permit therefor has been issued. (Ord. 611 § 7, 1989).

15.24.080 Conditional issuance of permit – Denial.

The director of the department of public works may prescribe the date, time, route and manner of the proposed building move based upon the following factors:

A. The potential disruption of utility service and costs to the owners and occupants of properties caused by the projected move;

B. Interference with traffic flow;

C. Impact on the city utilities, police and fire personnel caused by the projected move;

D. The assessed value of the building prior to the move.

The director of public works may, in his discretion, after weighing the above factors and any others he feels relevant, deny the issuance of a permit on the basis that the disruption of city services and expense is not justified when compared to the assessed value of the building being moved. If the applicant is dissatisfied with the decision, a written appeal may be submitted to the director of public works within 30 calendar days of the denial. The director of public works shall notify the applicant that a public hearing on the appeal will be held before the city council and set a date for such hearing. At this hearing, all persons interested may appear and testify as to the granting of such permit. (Ord. 611 § 8, 1989).

15.24.090 Temporary rearrangement of city or public utility facilities authorized when – Procedure – Costs.

Upon granting a permit to move a building the public works department shall notify all of the city departments which may be affected by the proposed moving. The applicant or his agent shall give to the public works department at least three working days' notice before the time of commencing the move of any building. Upon receipt of such notice, the city is required to raise or otherwise dispose of its wires or other instrumentalities in such time and manner as will not cause undue delay to the permit holder. The applicant shall notify all affected private utilities at least three working days before commencing the moving of any building or structure. (Ord. 611 § 9, 1989).

15.24.100 Police department – Notification required – Duty to direct moving.

Before any building is moved over or on any public street or highway, the applicant shall notify the police department. Police officers shall direct the moving at the time designated by it over a route approved by the director of public works. (Ord. 611 § 10, 1989).

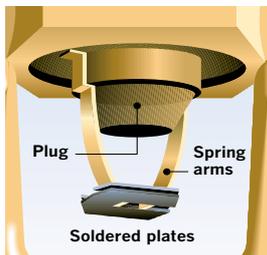
15.24.110 Violation.

Repealed by Ord. 988. (Ord. 611 § 11, 1989).

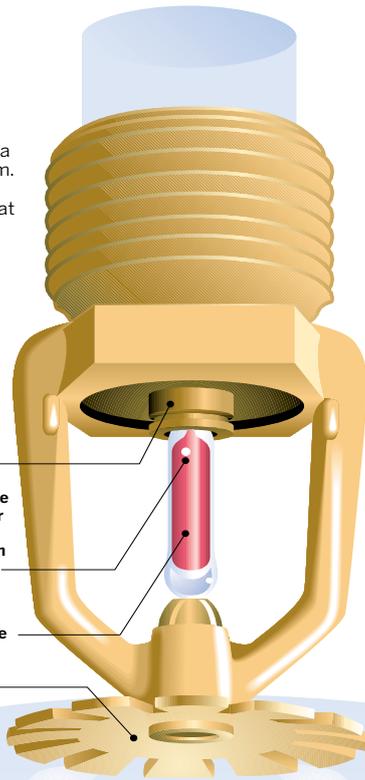
How fire sprinklers work

1 The typical sprinkler head consists of a plug held in place by a trigger mechanism. The most common type of trigger is a glass ampule filled with a glycerin-based liquid that expands when heated.

A less commonly used type of trigger consists of two metal plates held together by a solder point. When the solder melts, two spring arms pull the plates apart, releasing the plug.



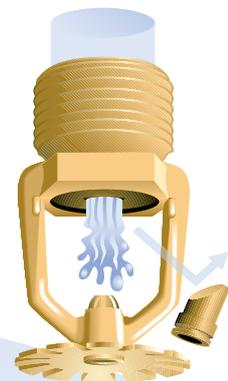
Plug
Air bubble allows for normal expansion of liquid
Vacuum-sealed glass tube
Deflector plate



2 This liquid is designed to expand and break the tube at a certain temperature. The most common are designed to break at 155 degrees. In the average sized room, a 5mm diameter ampule will usually break in about one to one and a half minutes from contact with a heat source. Ampules as thin as 1mm are manufactured for a faster response time.

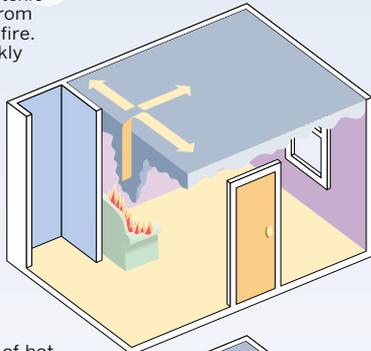


3 The plug is forced out by the pressurized water behind it and deflected away by a beveled edge. The water sprays over the deflector plate which is designed to distribute it in an even pattern. Water will continue to flow until the main valve is shut off.

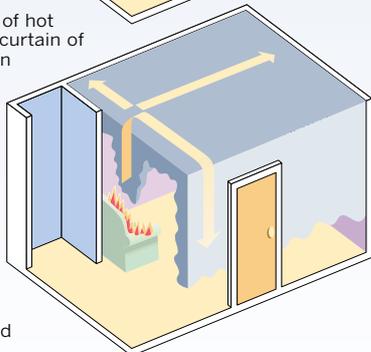


How an uncontrolled fire spreads

1 Smoke and toxic gases rise from the source of the fire. They spread quickly along the ceiling and heat the air in the room.

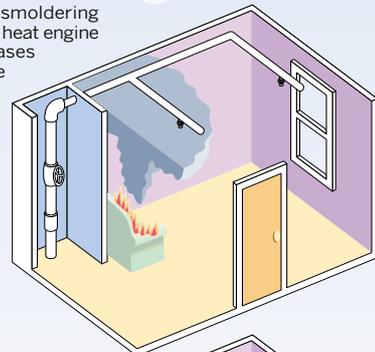


2 The current of hot air forces a curtain of deadly gases down the walls, making escape more difficult. In a few minutes the air will become so hot that the entire contents of the room will ignite spontaneously. This is known as flashover and usually occurs between 1,000 and 1,500 degrees.

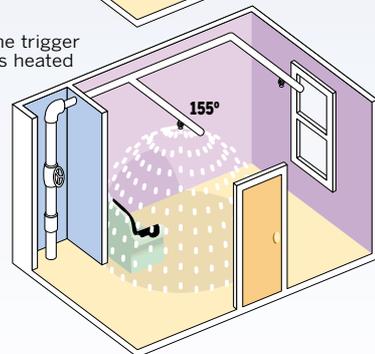


How a sprinkler system puts the fire out

1 Even a small smoldering fire acts like a heat engine as it steadily increases the air temperature directly above it. The hot air fans out across the ceiling, heating up the nearest sprinkler head.



2 As soon as the trigger mechanism is heated to the required temperature, it trips and the water is released. The immediate cooling of the heat source usually prevents other sprinkler heads from activating. Often, one or two sprinkler heads are enough to control a fire.



Chapter 51-51 WAC

STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE ((2006)) 2009
EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

AMENDATORY SECTION (Amending WSR 07-01-090, filed 12/19/06,
effective 7/1/07)

WAC 51-51-003 International Residential Code. The ((2006))
2009 edition of the *International Residential Code* as published by
the International Code Council is hereby adopted by reference with
the following additions, deletions, and exceptions: Provided that
chapters 11 and 25 through ((42)) 43 of this code are not adopted.
Energy Code is regulated by chapter 51-11 WAC; Plumbing Code is
regulated by chapter 51-56 WAC; Electrical Code is regulated by
chapter 296-46B WAC or Electrical Code as adopted by the local
jurisdiction. Appendix G, Swimming Pools, Spas and Hot Tubs, is
included in adoption of the International Residential Code.

AMENDATORY SECTION (Amending WSR 07-01-090, filed 12/19/06,
effective 7/1/07)

WAC 51-51-008 Implementation. The International Residential
Code adopted by chapter 51-51 Washington Administrative Code (WAC)
shall become effective in all counties and cities of this state on
July 1, ((2007)) 2010.

AMENDATORY SECTION (Amending WSR 07-01-090, filed 12/19/06,
effective 7/1/07)

WAC 51-51-0102 Section R102--Applicability.

R102.5 Appendices. Provisions in the appendices shall not apply
unless specifically referenced in the adopting ordinance. Except
for Appendix S, Fire Sprinklers, an appendix adopted by a local

jurisdiction shall not be effective unless approved by the state building code council pursuant to RCW 19.27.060 (1) (a). The state building code council has determined that a local ordinance requiring fire sprinklers in accordance with Appendix S of this chapter may be adopted by any local government upon notification of the council.

Appendix G, Swimming Pools, Spas and Hot Tubs, and Appendix R, Dwelling Unit Fire Sprinkler Systems, are included in adoption of the International Residential Code.

R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

EXCEPTIONS:

1. Additions with less than 500 square feet of conditioned floor area are exempt from the requirements for Whole House Ventilation Systems, Section M1508.
2. Additions or alterations to existing buildings which do not require the construction of foundations, crawlspaces, slabs or basements shall not be required to meet the requirements for radon protection in Section R327.1 and Appendix F.

R102.7.2 Moved buildings. Buildings or structures moved into or within a jurisdiction shall comply with the provisions of this code, the International Building Code (chapter 51-50 WAC), the International Mechanical Code (chapter 51-52 WAC), the International Fire Code (chapter 51-54 WAC), the Uniform Plumbing Code and Standards (chapters 51-56 and 51-57 WAC), the Washington State Energy Code (chapter 51-11 WAC) and the Washington State Ventilation and Indoor Air Quality Code (chapter 51-13 WAC) for new buildings or structures.

EXCEPTION:

- Group R-3 buildings or structures are not required to comply if:
1. The original occupancy classification is not changed; and
 2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

AMENDATORY SECTION (Amending WSR 09-04-023, filed 1/27/09, effective 7/1/09)

WAC 51-51-0202 Section R202--Definitions.

ADULT FAMILY HOME means a dwelling in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

~~((**BALCONY, EXTERIOR.** Definition is not adopted.))~~

AIR-IMPERMEABLE INSULATION. An insulation having an air permeance equal

~~face of the framing material. The plate or clip shall be steel not less than 1/16 inch (1.59 mm) in thickness and of sufficient width to protect the duct.))~~

AMENDATORY SECTION (Amending WSR 07-01-090, filed 12/19/06, effective 7/1/07)

WAC 51-51-4300 Chapter ((43)) 44--Referenced standards.

**Washington State Building Code Standard 31-2
STANDARD TEST METHOD FOR PARTICULATE EMISSIONS FROM FIREPLACES**

**See Section R1004.1, *International Residential Code*
Standard is located in *International Building Code*, Chapter 35**

NEW SECTION

WAC 51-51-60105 Appendix R--Dwelling unit fire sprinkler systems.

AR105.1 General. Where installed, residential fire sprinkler systems, or portions thereof, shall be in accordance with NFPA 13D or Appendix R, which shall be considered equivalent to NFPA 13D. Appendix R shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall supply domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system.

AR105.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a dwelling unit.

EXCEPTIONS:

1. Attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m²) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
3. Bathrooms not more than 55 square feet (5.1 m²) in area.
4. Garages; carports; exterior porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

AR105.2 Sprinklers. Sprinklers shall be new listed residential sprinklers and shall be installed in accordance with the sprinkler manufacturer's installation instructions.

AR105.2.1 Temperature rating and separation from heat sources.

Except as provided for in Section AR105.2.2, sprinklers shall have a temperature rating of not less than 135°F (57°C) and not more than 170°F (77°C). Sprinklers shall be separated from heat sources as required by the sprinkler manufacturer's installation instructions.

AR105.2.2 Intermediate temperature sprinklers. Sprinklers shall have an intermediate temperature rating not less than 175°F (79°C) and not more than 225°F (107°C) where installed in the following locations:

1. Directly under skylights, where the sprinkler is exposed to direct sunlight.
2. In attics.
3. In concealed spaces located directly beneath a roof.
4. Within the distance to a heat source as specified in Table AR105.2.2.

AR105.2.3 Freezing areas. Piping shall be protected from freezing. Where sprinklers are required in areas that are subject to freezing, dry-side-wall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area shall be installed.

**TABLE AR105.2.2
LOCATIONS WHERE INTERMEDIATE
TEMPERATURE SPRINKLERS ARE REQUIRED**

HEAT SOURCE	RANGE OF DISTANCE FROM HEAT SOURCE WITHIN WHICH INTERMEDIATE TEMPERATURE SPRINKLERS ARE REQUIRED ^{a,b} (inches)
Fireplace, side of open or recessed fireplace	12 to 36
Fireplace, front of recessed fireplace	36 to 60
Coal and wood burning stove	12 to 42
Kitchen range top	9 to 18
Oven	9 to 18
Vent connector or chimney connector	9 to 18
Heating duct, not insulated	9 to 18
Hot water pipe, not insulated	6 to 12
Side of ceiling or wall warm air register	12 to 24
Front of wall mounted warm air register	18 to 36
Water heater, furnace or boiler	3 to 6

HEAT SOURCE	RANGE OF DISTANCE FROM HEAT SOURCE WITHIN WHICH INTERMEDIATE TEMPERATURE SPRINKLERS ARE REQUIRED ^{a,b} (inches)
Luminaire up to 250 watts	3 to 6
Luminaire 250 watts up to 499 watts	6 to 12

For IS: 1 inch = 25.4 mm.

a. Sprinklers shall not be located at distances less than the minimum table distance unless the sprinkler listing allows a lesser distance.

b. Distances shall be measured in a straight line from the nearest edge of the heat source to the nearest edge of the sprinkler.

AR105.2.4 Sprinkler coverage. Sprinkler coverage requirements and sprinkler obstruction requirements shall be in accordance with Sections AR105.2.4.1 and AR105.2.4.2.

AR105.2.4.1 Coverage area limit. The area of coverage of a single sprinkler shall not exceed 400 square feet (37 m²) and shall be based on the sprinkler listing and the sprinkler manufacturer's installation instructions.

AR105.2.4.2 Obstructions to coverage. Sprinkler discharge shall not be blocked by obstructions unless additional sprinklers are installed to protect the obstructed area. Sprinkler separation from obstructions shall comply with the minimum distances specified in the sprinkler manufacturer's instructions.

AR105.2.4.2.1 Additional requirements for pendent sprinklers. Pendent sprinklers within 3 feet (915 mm) of the center of a ceiling fan, surface-mounted ceiling luminaire or similar object shall be considered to be obstructed, and additional sprinklers shall be installed.

AR105.2.4.2.2 Additional requirements for sidewall sprinklers. Sidewall sprinklers within 5 feet (1524 mm) of the center of a ceiling fan, surface-mounted ceiling luminaire or similar object shall be considered to be obstructed, and additional sprinklers shall be installed.

AR105.2.5 Sprinkler installation on systems assembled with solvent cement. The solvent cementing of threaded adapter fittings shall be completed and threaded adapters for sprinklers shall be verified as being clear of excess cement prior to the installation of sprinklers on systems assembled with solvent cement.

AR105.2.6 Sprinkler modifications prohibited. Painting, caulking or modifying of sprinklers shall be prohibited. Sprinklers that have been painted, caulked, modified or damaged shall be replaced with new sprinklers.

AR105.3 Sprinkler piping system. Sprinkler piping shall be supported in accordance with the requirements for cold water

distribution piping. Sprinkler piping shall comply with all requirements for cold water distribution piping. For multipurpose piping systems, the sprinkler piping shall connect to and be a part of the cold water distribution piping system.

AR105.3.1 Nonmetallic pipe and tubing. Nonmetallic pipe and tubing, such as CPVC and PEX, shall be listed for use in residential fire sprinkler systems.

AR105.3.1.1 Nonmetallic pipe protection. Nonmetallic pipe and tubing systems shall be protected from exposure to the living space by a layer of not less than 3/8-inch (9.5 mm) thick gypsum wallboard, 1/2-inch thick plywood (13 mm), or other material having a 15-minute fire rating.

EXCEPTIONS: 1. Pipe protection shall not be required in areas that do not require protection with sprinklers as specified in Section AR105.1.1.
 2. Pipe protection shall not be required where exposed piping is permitted by the pipe listing.

AR105.3.2 Shutoff valves prohibited. With the exception of shutoff valves for the entire water distribution system, valves shall not be installed in any location where the valve would isolate piping serving one or more sprinklers.

AR105.3.3 Single dwelling limit. Piping beyond the service valve located at the beginning of the water distribution system shall not serve more than one dwelling.

AR105.3.4 Drain. A means to drain the sprinkler system shall be provided on the system side of the water distribution shutoff valve.

AR105.4 Determining system design flow. The flow for sizing the sprinkler piping system shall be based on the flow rating of each sprinkler in accordance with Section AR105.4.1 and the calculation in accordance with Section AR105.4.2.

AR105.4.1 Determining required flow rate for each sprinkler. The minimum required flow for each sprinkler shall be determined using the sprinkler manufacturer's published data for the specific sprinkler model based on all of the following:

1. The area of coverage.
2. The ceiling configuration.
3. The temperature rating.
4. Any additional conditions specified by the sprinkler manufacturer.

AR105.4.2 System design flow rate. The design flow rate for the system shall be based on the following:

1. The design flow rate for a room having only one sprinkler shall be the flow rate required for that sprinkler, as determined by Section AR105.4.1.
2. The design flow rate for a room having two or more sprinklers shall be determined by identifying the sprinkler in that room with the highest required flow rate, based on Section AR105.4.1, and multiplying that flow rate by 2.
3. Where the sprinkler manufacturer specifies different

criteria for ceiling configurations that are not smooth, flat and horizontal, the required flow rate for that room shall comply with the sprinkler manufacturer's instructions.

4. The design flow rate for the sprinkler system shall be the flow required by the room with the largest flow rate, based on Items 1, 2 and 3.

5. For the purpose of this section, it shall be permissible to reduce the design flow rate for a room by subdividing the space into two or more rooms, where each room is evaluated separately with respect to the required design flow rate. Each room shall be bounded by walls and a ceiling. Openings in walls shall have a lintel not less than 8 inches (203 mm) in depth and each lintel shall form a solid barrier between the ceiling and the top of the opening.

AR105.5 Water supply. The water supply shall provide not less than the required design flow rate for sprinklers in accordance with Section AR105.4.2 at a pressure not less than that used to comply with Section AR105.6.

AR105.5.1 Water supply from individual sources. Where a dwelling unit water supply is from a tank system, a private well system or a combination of these, the available water supply shall be based on the minimum pressure control setting for the pump.

AR105.5.2 Required capacity. The water supply shall have the capacity to provide the required design flow rate for sprinklers for a period of time as follows:

1. 7 minutes for dwelling units one story in height and less than 2,000 square feet (186 m²) in area.

2. 10 minutes for dwelling units two or more stories in height or equal to or greater than 2,000 square feet (186 m²) in area.

Where a well system, a water supply tank system or a combination thereof is used, any combination of well capacity and tank storage shall be permitted to meet the capacity requirement.

AR105.6 Pipe sizing. The piping to sprinklers shall be sized for the flow required by Section AR105.4.2. The flow required to supply the plumbing fixtures shall not be required to be added to the sprinkler design flow.

AR105.6.1 Method of sizing pipe. Piping supplying sprinklers shall be sized using the prescriptive method in Section AR105.6.2 or by hydraulic calculation in accordance with NFPA 13D. The minimum pipe size from the water supply source to any sprinkler shall be 3/4 inch (19 mm) nominal. Threaded adapter fittings at the point where sprinklers are attached to the piping shall be a minimum of 1/2 inch (13 mm) nominal.

AR105.6.2 Prescriptive pipe sizing method. Pipe shall be sized by determining the available pressure to offset friction loss in piping and identifying a piping material, diameter and length using the equation in Section AR105.6.2.1 and the procedure in Section AR105.6.2.2.

AR105.6.2.1 Available pressure equation. The pressure available to offset friction loss in the interior piping system (P_t) shall be determined in accordance with Equation AR-1.

$$P_t = P_{sup} - PL_{svc} - PL_m - PL_d - PL_e - P_{sp}$$

(Equation AR-1)

Where:

P_t	=	Pressure used in applying Tables AR105.6.2(4) through AR105.6.2(9).
P_{sup}	=	Pressure available from the water supply source.
PL_{svc}	=	Pressure loss in the water-service pipe.
PL_m	=	Pressure loss in the water meter.
PL_d	=	Pressure loss from devices other than the water meter.
PL_e	=	Pressure loss associated with changes in elevation.
P_{sp}	=	Maximum pressure required by a sprinkler.

AR105.6.2.2 Calculation procedure. Determination of the required size for water distribution piping shall be in accordance with the following procedure:

Step 1 - Determine P_{sup}

Obtain the static supply pressure that will be available from the water main from the water purveyor, or for an individual source, the available supply pressure shall be in accordance with Section AR105.5.1.

Step 2 - Determine PL_{svc}

Use Table P2904.6.2(1) to determine the pressure loss in the water service pipe based on the selected size of the water service.

Step 3 - Determine PL_m

Use Table P2904.6.2(2) to determine the pressure loss from the water meter, based on the selected water meter size.

Step 4 - Determine PL_d

Determine the pressure loss from devices other than the water meter installed in the piping system supplying sprinklers, such as pressure-reducing valves, backflow preventers, water softeners or water filters. Device pressure losses shall be based on the device manufacturer's specifications. The flow rate used to determine pressure loss shall be the rate from Section AR105.4.2, except that 5 gpm (0.3 L/S) shall be added where the device is installed in a water-service pipe that supplies more than one dwelling. As alternative to deducting pressure loss for a device, an automatic bypass valve shall be installed to divert flow around the device when a sprinkler activates.

Step 5 - Determine PL_e

Use Table P2904.6.2(3) to determine the pressure loss associated with changes in elevation. The elevation used in applying the table shall be the difference between the elevation

where the water source pressure was measured and the elevation of the highest sprinkler.

Step 6 - Determine P_p

Determine the maximum pressure required by any individual sprinkler based on the flow rate from Section AR105.4.1. The required pressure is provided in the sprinkler manufacturer's published data for the specific sprinkler model based on the selected flow rate.

Step 7 - Calculate P_t

Using Equation AR-1, calculate the pressure available to offset friction loss in water-distribution piping between the service valve and the sprinklers.

Step 8 - Determine the maximum allowable pipe length

Use Tables P2904.6.2(4) through P2904.6.2(9) to select a material and size for water distribution piping. The piping material and size shall be acceptable if the developed length of pipe between the service valve and the most remote sprinkler does not exceed the maximum allowable length specified by the applicable table. Interpolation of P_t between the tabular values shall be permitted.

The maximum allowable length of piping in Tables P2904.6.2(4) through P2904.6.2(9) incorporates an adjustment for pipe fittings, and no additional consideration of friction losses associated with pipe fittings shall be required.

AR105.7 Instructions and signs. An owner's manual for the fire sprinkler system shall be provided to the owner. A sign or valve tag shall be installed at the main shutoff valve to the water distribution system stating the following: "Warning, the water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shutoff the water to the fire sprinkler system, such as water softeners, filtration systems and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign."

AR105.8 Inspections. The water distribution system shall be inspected in accordance with Sections AR105.8.1 and AR105.8.2.

AR105.8.1 Preconcealment Inspection. The following items shall be verified prior to the concealment of any sprinkler system piping:

1. Sprinklers are installed in all areas as required by Section AR105.1.1.

2. Where sprinkler water spray patterns are obstructed by construction features, luminaires or ceiling fans, additional sprinklers are installed as required by Section AR105.2.4.2.

3. Sprinklers are the correct temperature rating and are installed at or beyond the required separation distances from heat sources as required by Sections AR105.2.1 and AR105.2.2.

4. The pipe size equals or exceeds the size used in applying Tables P2904.6.2(4) through P2904.6.2(9) or, if the piping system was hydraulically calculated in accordance with Section AR105.6.1, the size used in the hydraulic calculation.

5. The pipe length does not exceed the length permitted by Tables AR105.6.2(4) through AR105.6.2(9) or, if the piping system was hydraulically calculated in accordance with Section AR105.6.1, pipe lengths and fittings do not exceed those used in the hydraulic calculation.

6. Nonmetallic piping that conveys water to sprinklers is listed for use with fire sprinklers.

7. Piping is supported in accordance with the pipe manufacturer's and sprinkler manufacturer's installation instructions.

8. The piping system is tested in accordance with the plumbing code.

AR105.8.2 Final inspection. The following items shall be verified upon completion of the system:

1. Sprinklers are not painted, damaged or otherwise hindered from operation.

2. Where a pump is required to provide water to the system, the pump starts automatically upon system water demand.

3. Pressure-reducing valves, water softeners, water filters or other impairments to water flow that were not part of the original design have not been installed.

4. The sign or valve tag required by Section AR105.7 is installed and the owner's manual for the system is present.

NEW SECTION

WAC 51-51-60107 Appendix S--Fire sprinklers. The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

AS107.1 Fire sprinklers. An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix R.

EXCEPTION: DETACHED ONE-FAMILY DWELLINGS UNDER 5,000 SQUARE FEET

NEW SECTION

The following sections of the Washington Administrative Code are decodified as follows:

Old WAC Number	New WAC Number
51-51-0613	51-51-0612
51-51-4300	51-51-4400

Company	Phone	Fire Sprinkler - Partial	Fire Sprinkler - Complete	Fire Alarm - Company Monitored	Fire Alarm - Direct to Fire/Police
American Family	(253) 501-1741		10%	3%	5%
State Farm	(253) 826-8641	5%	10%	2%	10%
Farmers	(206) 633-4790	Dependant on Policy Type	Dependant on Policy Type	10%	10%
Geico	(253) 444-6815		10%	10%	10%
Allstate	(253) 863-9500		Will call with discount amount.	10%	10%
Esurance	Don't have a price list. Must enter information in computer to be auto calculated.				

Revised: 5/21/2010 3:58 PM

SUPPORT FOR FIRE SPRINKLERS IN ONE – TWO FAMILY HOMES
Pierce County Fire Chiefs' Association
May 2010

Residential sprinklers save lives. These sprinklers are reliable, cost-effective systems designed to rapidly control fire, facilitate escape from burning structures, and reduce fire-related damages. The Pierce County Fire Chiefs' Association has prepared this document to express its complete confidence in these systems, and to encourage the Pierce County Council to promptly adopt the 2009 Edition of the International Residential Code (IRC), along with its pertinent Appendices requiring the installation of residential fire sprinklers in one and two family homes in Pierce County.

The 2009 Edition of the IRC calls for the installation of residential sprinklers in one and two family homes. This landmark code inclusion comes after a thorough national vetting and debate over this subject. As one might expect, substantial opposition to this requirement for fire sprinklers was presented by the Master Builders Association, (MBA). Even though the arguments of the MBA were unfounded, the MBA continues its opposition of requiring fire sprinklers on the local level even now. The MBA is a for-profit organization representing builders and developers, whose purpose is concerned with sustained profit margins in construction. The Fire Service is a not-for-profit organization whose purpose is centered on the safety and welfare of the public it serves and protects. It is essential to consider these two distinctly separate motivations in the course of this dialogue.

As background, the IRC is used in forty-six states and is the basis of regulating new home construction. On a three-year cycle, the County Council and many cities will consider adoption of the latest edition of the IRC, along with other nationally recognized and updated codes. The updated 2009 Edition, just as with the current 2006 Edition of the IRC, includes language to require the installation of residential sprinklers in one and two family homes. On July 1, 2010, a new local option in Washington goes into effect whereby local governments are authorized to decide whether or not to require fire sprinklers in single-family homes. Prior to this new local option, such a decision would have required the approval of the Washington State Building Code Council (SBCC). SBCC approval is no longer a requirement and the County Council is free to adopt residential fire sprinkler regulation on its own authority.

Fires in homes continue to take lives, destroy property and produce long-term adverse economic outcomes for individuals and communities. The National Fire Protection Association (NFPA), estimated the average civilian death rate at 2,850 persons per year between 2003 and 2007. Nationally, there are on average 100 line-of-duty firefighter deaths each year. In a report released by the NFPA in May, 2010, the total cost of fire in the United States is a combination of the losses caused by fire and the money spent on fire prevention, protection and mitigation to prevent worse losses by preventing them, containing them, detecting them quickly, and suppressing them effectively. For 2007, that total cost of fire is estimated at \$347 billion, or roughly 2.5% of that year's U.S. gross domestic product.

Nationally, economic loss (property damage) – reported or unreported, direct or indirect – represents only \$18.6 billion of this total. The net costs of insurance coverage (\$17.2 billion), the cost of career fire departments (\$36.8 billion), building costs for fire protection (\$61.5 billion), other economic costs (\$42.3 billion), the monetary value of donated time from volunteer firefighters (\$128 billion), and the estimated monetary equivalent for the deaths and injuries due to fire (\$42.4 billion), all are larger components than property loss. After adjusting for inflation, the total “core” cost of fire in 2007 had increased by 86 percent since 1980.

Over the past five years in Washington State, fire agencies have reported nearly 129,000 fires to the Office of the State Fire Marshal. These fires have resulted in more than \$1 billion in property and contents losses, and claimed the lives of 286 persons. During the same period, structure fires accounted for nearly 30% of all fires reported, which represented 87% of the total estimated dollar loss for those years. Fires in residential occupancies are a significant problem in terms of the impact on lives and property. Approximately 73% of the fire fatalities in Washington State have occurred in residential occupancies. In 2009, there were more than 5,600 structure fires in single- and multi-family occupancies, resulting in 41 fire fatalities (69% of all fire fatalities that year), and dollar losses in excess of \$138 million.

The Pierce County Fire Chiefs’ Association views these life and property losses as unacceptable, and to a significant degree preventable with the installation of working residential fire sprinklers in one and two family dwellings. The cost associated with such installation in Washington State would not adversely impact the sale of any new home. New home sale pricing is tied more to what the market will bear rather than the predictable and finite costs of construction materials and labor. The cost estimate for full installation as reported in the Fire Protection Research Foundations’ “Home Fire Sprinkler Cost Assessment” report, was \$1.61 per square sprinklered feet (SF).

When established insurance credits/incentives are applied, the cost for fire sprinklers is reduced to \$1.49/SF. Other local credits/incentives could and should be made available to offset costs for developers who incorporate residential fire sprinklers into their developments. Credits/incentives such as wider spacing of fire hydrants, narrower road widths, reduced water main sizes, fewer neighborhood exits, and water meter development charge reductions, along with other logical credits/incentives, can be defined in a Fire Sprinkler Resolution, reducing costs even further. Even before these credits for example, if we apply the existing cost estimates above, a 2,000 sq. ft. home with 1,250 SF would cost from \$1,863 to \$2,013. To put some perspective on the “price-to-value” of sprinkler system installations, a homeowner would pay similar total amounts for carpet upgrades, granite countertops, stone-pavers in driveways, or whirlpool baths. Finally, as with all things, the more demand increases for local fire sprinkler installations, the more the associated costs for these systems will decrease.

The cost of a residential fire sprinkler system is reasonable compared with the benefits derived; specifically the direct saving of lives and the dramatic reduction of property loss by fire in Pierce County. The Pierce County Fire Chiefs' Association acknowledges a tendency on the part of people to "push back" as safety measures become mandatory. Nevertheless, government has a responsibility to protect the public's safety and welfare through legislation where continued and unacceptable loss of life and property can reasonably be prevented.

For example, the State requires that all persons must have and use seatbelts when driving a vehicle. The demonstrated benefit since the inception of this legislation is that lives are saved when seatbelts are used, especially in conjunction with air-bags that are also required. Even though the people exhibited initial "push back" over this requirement, over time people have come to accept the presence and use of seatbelts and air-bags as prudent and common place in driving. This same effect has already occurred with smoke alarms in homes across the country. In like fashion, homes with residential fire sprinklers in conjunction with working smoke alarms will become the accepted and even expected norm over time.

With all of this information in mind, the Pierce County Fire Chiefs' Association representing all fire departments within Pierce County urge and encourage the Pierce County Council to adopt the 2009 Edition of the International Residential Code along with its pertinent residential fire sprinkler Appendices that require the installation of residential fire sprinklers in all one and two family homes, in the 2010 code adoption cycle. In doing so, the Council will affirm its conviction and preparedness to act in protection of the lives of those who choose to reside and thrive in Pierce County. The Pierce County Fire Chiefs' appreciate this opportunity to partner with Council members in this critical safety legislation, and to assist the Council and its staff in both construction and adoption of our local residential fire sprinkler Resolution.

Reggie Romines, President
Pierce County Fire Chiefs' Association

Fire Sprinklers in One – Two Family Homes May 2010

Residential sprinklers save lives and are a cost effective method to reduce damages from fires. While progress has been made with code changes over the years to make structures safer, once filled with contents and people, fires still occur, causing death and damage. Residential sprinklers provide rapid control of fires and work with other alerting devices such as smoke detectors.

The 2009 International Residential Code® (IRC), calls for the installation of residential sprinklers in new one and two family homes. This landmark requirement if adopted locally will save lives and property. The IRC is used by forty-six states use and is the basis of regulating new home construction. Local code authorities are urged to adopt the requirements for residential sprinklers as a way to save lives and property in their community.

The Washington Sprinkler Coalition is a group dedicated to promoting home fire sprinklers. This voluntary coalition is a resource for information about home fire sprinklers in the State of Washington. The Coalition remains active addressing issues from the Residential Fire Sprinkler Technical Advisory Group (TAG) report for HB 2575-2008, participating in the State Building Code Council, coordinating activities for sprinkler initiatives, and providing outreach to others about home fire sprinklers. The Coalition is comprised of over 20 local, state and national organizations – including fire service, insurance industry, medical organizations, and the building industry.

We are responding to the position paper by the Master Builders Association of King and Snohomish Counties on April 2010, who oppose the requirement for automatic fire sprinklers in newly constructed one- and two-family dwellings. A number of claims were made regarding fire sprinklers that must be clarified.

An Overview of the Home Structure Fire Problem

In 2007, U.S. fire departments responded to an estimated 530,500 structure fires. These fires caused 3,000 civilian deaths and 15,350 civilian injuries. In the same year 103 firefighters were fatally injured while on duty and 80,100 suffered non-fatal injuries. ***Fires kill more people in the United States every year than all natural disasters combined.***

NFPA estimates that U.S. fire departments responded to an average of 378,600 reported **home structure fires** per year during the four-year-period of 2003-2006. These fires caused an estimated average of 2,850 civilian deaths, 13,090 civilian injuries, and \$6.1 billion in direct property damage per year. More than two-thirds (70%) of the reported home structure fires and **84% of the fatal home fire injuries occurred in one- or two-family dwellings, including manufactured homes.** **Cooking equipment is the leading cause of home structure fires and home fire injuries, while smoking materials are the leading causes of home fire deaths.**

State of Washington:

Over the past five years, fire agencies have reported nearly 129,000 fires to the Office of the State Fire Marshal. These fires have resulted in more than \$943 million in property and contents loss and claimed the lives of 282 people.

During the same period, **structure fires** have accounted for nearly 31% of all fires reported, 86% of the estimated dollar loss. **Fires at residential properties are a significant problem in terms of the impact on lives and property; 73% of the fire fatalities in Washington State occurred in residential properties.**

Fires in homes continue to pose one of the biggest threats to people. In 2008, there were more than 5,500 structure fires in single and multi-family properties, resulting in 33 fire fatalities, (representing 76% of all fire fatalities) and dollar loss in excess of more than \$132 million. **In homes where fire fatalities occurred, 37% were equipped with working smoke alarms.**

Human factors—such as the person was asleep, under the influence of drugs or alcohol, or had physical or mental impairment—may have contributed to the individual not escaping the fire.

Approximately 53% of the people who died in fires in Washington State in 2008 were age 50 or older, and **seven children age 10 and under lost their lives at home.** While the long-term trend in fire death rates has been down in Washington and across the country, it is worth noting that ***in the first 71 days of 2009, 18 people died in fires in Washington, an increase of 157% over the same period the previous year.*** While smoke detectors are an important component of the fire life safety features in a home, they do nothing to help evacuate those unable to exit the home on their own – young children, elderly and infirm.

THE COST OF NFPA 13D SPRINKLER SYSTEMS

The Fire Protection Research Foundations' Home Fire Sprinkler Cost Assessment report revealed that the cost of installing home fire sprinklers averages \$1.61 per square sprinklered foot (SF) for new construction. The data included in the report also reflects the sprinkler system bid price plus all associated costs for the system which were not included in the bid, such as; permit fees, increase in water service line, and increase in tap fee. When credits/incentives are applied the cost is reduced to \$1.49 SF. These credits/incentives include; wider spacing of fire hydrants, narrower road widths, reduced water main sizes, number of neighborhood exits, and water meter development charge credit. To put the cost of a sprinkler system into perspective, many people pay similar amounts for carpet upgrades, granite countertops, paving a stone driveway, or a whirlpool bath.

Also in places where sprinkler ordinances have been adopted and there is a demand for the product like similar areas in Camas Washington. The average cost per square foot is \$1.10 to have sprinkler installed in a home.

Inspection and maintenance requirements

NFPA 13D prescribes simple maintenance and inspections that can be performed by homeowners. These systems require less “maintenance” than you need in order to keep your clothes dryer safe.

INTEGRATION OF RESIDENTIAL SPRINKLERS WITH WATER SUPPLY SYSTEMS

NFPA 13D requires only the standard operating water pressure of the domestic plumbing system. Most domestic water supply systems are able to manage the operating pressure demands of a home fire sprinkler system. The Integration of Residential Sprinklers with Water Supply Systems study conducted by Newport Partners for NFPA addressed the requirement of local water purveyors and building departments in twenty communities, and its impact on system design, operation, cost, and maintenance.

Key findings of the study follow:

- Majority did not experience water meter cost increase
- 90% experienced no increase in service fees
- Domestic water consumption rates did not increase
- Majority did not see an increase in tapping fees

The study concluded that communities integrating residential fire sprinklers with water supply systems employ practical solutions that satisfy the needs of builders, water purveyors, and the fire service.

On site water supply

Well systems can be set up to effectively address a fire protection application. Generally speaking, they are set up at the inception of the home building process and a larger well pump is usually installed along with larger expansion tanks. Homes on well water most likely will need a pump to serve the domestic water supply. The cost associated with providing additional pressure to run the fire sprinkler system may simply be the difference between the regular pump the homeowner must install to obtain the necessary pressure for domestic use, and a higher flow pump, or a booster pump and tank. The expansion tanks are sized to pick up the difference between the well capacity and demand so they are not necessarily large. To meet the requirements of NFPA 13D, many installations have been done using this method, effectively and cost competitively.

INSURANCE AND COST RECOVERY

ISO Fact Sheet

ISO, an independent statistical, rating, and advisory organization that serves the property/casualty insurance industry and the leading supplier of underwriting information, advisory loss costs, supplementary rating information, and standardized policy information language to insurers in all fifty states and the District of Columbia offers the following advisory on its *ISO Fact Sheet*:

Premium discounts

The standard ISO *Dwelling Fire and Homeowners Programs* contain available premium credits for installation of fire sprinkler protection up to a maximum of 8% for fire sprinkler protection of all areas of a home excluding the attic, bathrooms, closets, and attached structures as long as fire detection equipment is installed in those areas where sprinklers are omitted;

Individual insurer programs may provide different credits. The cost assessment report found insurance discounts ranging from 0% to 12%, with an average of 7%.

None of the major insurers indicate water damage as a concern or problem for homeowner insurance. The risk of water damage from sprinklers (absent a fire activation) is no greater than that of a typical domestic water system.

SPRINKLERS DO MORE THAN SAVE LIVES

Home fire sprinklers protect property

“Saving lives” means more than just preventing deaths. Just as there is no other fire safety technology or programs that produce as great a reduction in risk of death as sprinklers, there also is no other fire safety technology or program that produces as great a reduction in property loss per fire as sprinklers.

People in homes with sprinklers are protected against significant property loss – sprinklers reduce the average property loss by 71% per home fire.

When fires do occur in homes equipped with automatic fire sprinkler systems there is a significant difference in cost. Based on a 15 year study from the City of Scottsdale, Arizonaⁱ “The average loss for a fire incident in a building protected with an automatic sprinkler system was over 90% less (\$3,534) than the average loss for a structure fire incident without automatic sprinkler protection (\$45,019)”.

Home fire sprinklers are good for the environment

The findings of a groundbreaking study, made possible through a collaborative effort of FM Global and the Home Fire Sprinkler Coalition, titled *The Environmental Impact of Automatic Fire Sprinklers*, released in April 2010 found that fire sprinklers:

- Reduce greenhouse gases by 98%
- Reduce fire damage by up to 97%
- Reduce water usage to fight a home fire by upwards of 90%
- Reduce the amount of water pollution released into the environment
- Reduce debris to landfills

We would like to point out that fire sprinklers have been used in homes for decades throughout this country and for years within the State of Washington. Cities such as DuPont, Redmond, Camas and many other communities have had no problems with fire sprinkler systems and have not been adversely affected by the cost of housing by requiring fire sprinkler systems. Cost of housing is driven by the market, not the cost of construction. We are aware that recent reports indicate the cost of a sprinkler system nationally is about \$1.61 per square foot. For most homes, this is less than the cost of upgraded countertops, but with the added life-saving benefit. Certainly if required, the cost of installing sprinklers in homes will be significantly reduced. Currently, fire sprinklers are required for other occupancies in all counties of this state.

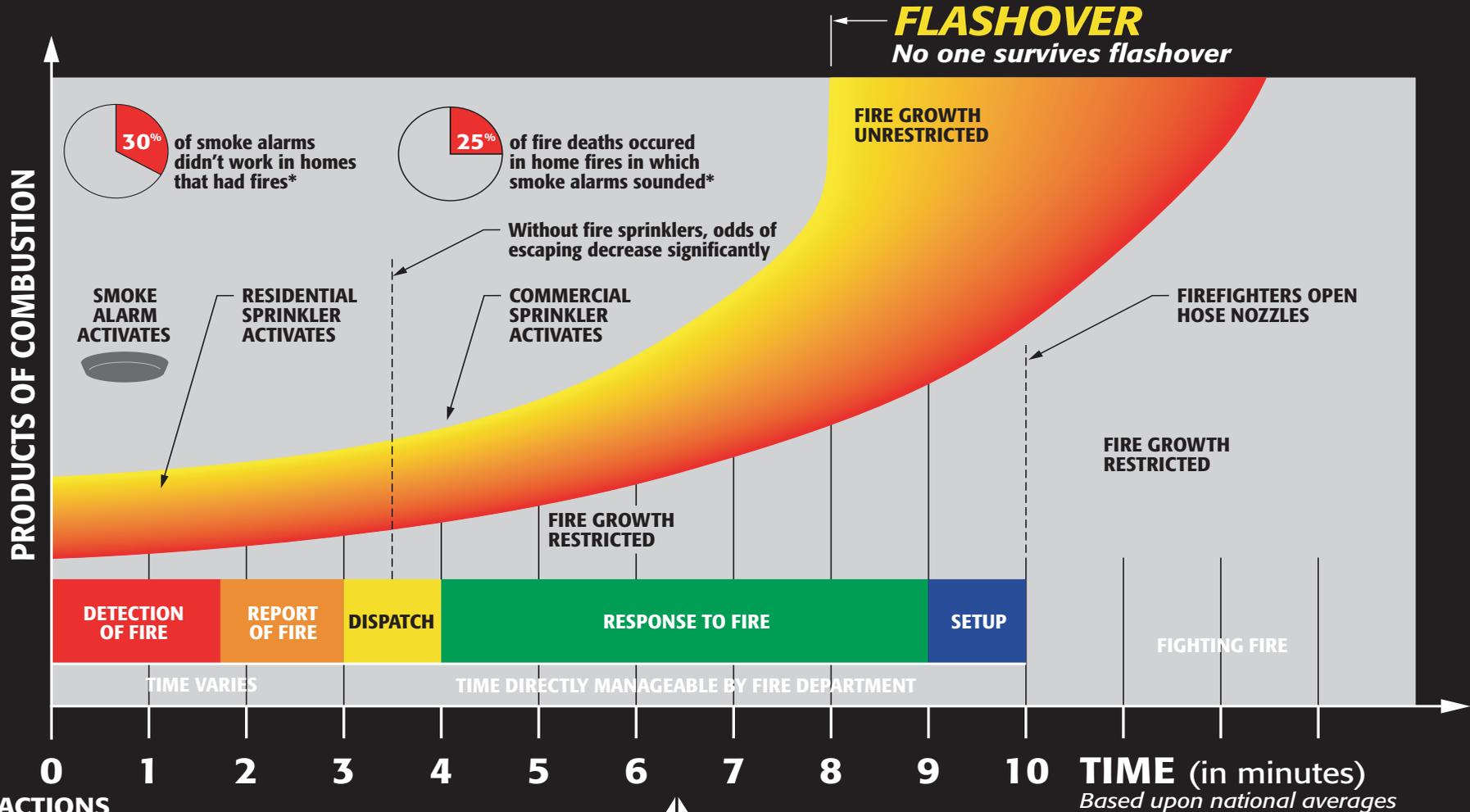
We strongly urge that you adopt the nationally recognized standard of practice for requiring fire sprinklers in newly constructed one- and two-family dwellings. Evidence for the need of these life-saving systems is overwhelming. Concerns about the technical aspects of this proven technology are unfounded. And the regulatory system within the state already addresses fire sprinklers for other occupancies.

Sincerely,

Greg Rogers, Chair
Washington Sprinkler Coalition

ⁱ Ford, Jim. 15 Years of Built-in Automatic Fire Sprinklers: The Scottsdale Experience. Retrieved on April 30 2010 from http://oregon.gov/OSP/SFM/docs/Comm_Ed/Sprinklers/15-YearScottsdaleReport.pdf

TIME vs. PRODUCTS of COMBUSTION



ACTIONS BEFORE FIRE

- 1) TEST SMOKE ALARMS
- 2) CONDUCT FIRE ESCAPE DRILLS



Northern Illinois
Fire Sprinkler
Advisory Board
www.firesprinklerassoc.org



NORTHERN ILLINOIS
FIRE INSPECTORS
ASSOCIATION

*U.S. Experience With Smoke Alarms and Other Fire Alarms. NFPA. September 2001.

NOTE: See NFPA Fire Protection Handbook for time and temperature information.

ORDINANCE NO. D10-104

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 15.16 OF THE BONNEY LAKE MUNICIPAL CODE AND ORDINANCE NOS. 700, 711, 778, 826, 851 AND 885, RELATING TO ADOPTION OF REVISED REGULATIONS RELATED TO THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEMS.

WHEREAS, the City of Bonney Lake is required by RCW 19.27.050 to enforce the provisions of certain uniform codes of technical building and related regulations as adopted by the Washington State Building Code Council ("WSBCC"); and

WHEREAS, the WSBCC has recently adopted new editions of several of such International codes; and

WHEREAS, the City Council of the City of Bonney Lake finds that both Washington law and the Council's interest in the safety of its citizens require the Council to ensure that its building codes are kept up to date;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1). BLMC section 15.16.010 and the corresponding portions of Ordinance Nos. 700 § 1, 778 § 1 and 885 § 1 are hereby amended to read as follows:

15.16.010 Where required – Specific occupancies – new Construction.

~~A. All buildings hereinafter constructed or enlarged as defined by the Uniform International Fire Code, the edition currently adopted by the city, shall be equipped with a fully automatic sprinkler system designed, installed, maintained and tested per NFPA 13, 13D, 13R, or 25, the edition currently adopted by the city, when the gross floor area or occupant load exceeds those listed below, or the building is 35 feet in height or three or more stories.~~

~~B. Where Required. An automatic fire extinguishing system shall be installed in the occupancies and locations as set forth in this section.~~

~~For provisions on special hazards and hazardous materials, see the fire code.~~

~~C. All occupancies except Group U occupancies, automatic sprinklers shall be installed:~~

~~1. In every story or basement of all buildings when the floor area exceeds 1,500 square feet and there is not provided at least 20 square feet of opening entirely above the adjoining ground level in each 50 lineal feet or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension~~

of not less than 30 inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

~~When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story shall be provided with an automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.~~

~~If any portion of a basement is located more than 75 feet from openings required in this section, the basement shall be provided with an automatic sprinkler system.~~

~~2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.~~

~~3. In rooms where nitrate film is stored or handled.~~

~~4. In protected combustible fiber storage vaults as defined in the fire code.~~

~~5. Throughout all buildings with a floor level with an occupant load of 30 or more that is located 55 feet or more above the lowest level of fire department vehicle access.~~

EXCEPTION:

a. Airport control towers.

b. Open parking structures.

c. Group F, Division 2 occupancies.

Section 903.1 General. Automatic sprinkler systems shall comply with this section.

1. For structures with unknown tenants, the sprinkler density of .39 per 5,600 square feet shall be used for design purposes where required by the Fire Chief.

Section 903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

Section 903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

For provisions on special hazards and hazardous materials, see the fire code.

Gross floor area defined. For purposes of this chapter, gross floor area shall be as defined in Chapter 10, International Building Code, 2009 edition.

1. All buildings hereinafter constructed or enlarged as defined by the International Fire Code, 2009 edition, shall be equipped with a fully automatic sprinkler system designed, installed, maintained and tested per NFPA 13, 13D, 13R, or 25, the edition currently adopted by the city, where the gross floor area or occupant load exceeds those listed below, or the building is 35 feet in height or three or more stories.

Buildings protected by a fire sprinkler system. Canopies 4 feet or more in width shall be protected by a fire sprinkler system.

In Addition, alterations or repairs to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all the requirements of this code except that a 50% or greater change to an existing floor area shall meet the provisions of this code and shall apply to existing and proposed additional square footage in their entirety.

(Ord. 699 § 1, 1995)

Section 2). BLMC section 15.16.011 and the corresponding portions of Ordinance **Nos. 700 § 1 and 778 § 1** are hereby amended to read as follows:

15.16.011 Group A occupancies.

~~An automatic sprinkler system shall be installed in all Group A-1, A-2, and A-2.1 occupancies that are in excess of 8,000 square feet and as noted below. An automatic sprinkler system shall be installed in Group A-3 occupancies when the occupant load is 100 or more.~~

~~A. Drinking Establishments. An automatic sprinkler system shall be installed in rooms used by the occupants for the consumption of alcoholic beverages and unseparated accessory uses where the total area of such unseparated rooms and assembly uses exceeds 5,000 square feet.~~

~~For uses to be considered separated, the separation shall not be less than as required for a one-hour occupancy separation. The area of the other uses shall be included unless separated by at least a one-hour occupancy separation.~~

~~B. Basements. An automatic sprinkler system shall be installed in basements classified as a Group A occupancy when the basement is larger than 1,500 square feet in floor area.~~

C. Stairs. An automatic sprinkler system shall be installed in enclosed usable space below or over a stairway in Group A Divisions 2, 2.1, 3 and 4 occupancies.

D. Multitheater Complexes. An automatic sprinkler system shall be installed in every building containing a multitheater complex.

E. Amusement Buildings. An automatic sprinkler system shall be installed in all amusement buildings. The main water flow switch shall be electrically supervised. The sprinkler main shutoff valve shall be supervised. When the amusement building is temporary, the sprinkler water supply system may be of an approved temporary type.

EXCEPTION: An automatic sprinkler system needs to be provided when the floor area of a temporary amusement building is less than 1,000 square feet and the exit travel distance from any point is less than 50 feet.

F. Stages. All stages shall be sprinklered. Such sprinklers shall be provided throughout the stage and in dressing rooms, workshops, storerooms and other accessory spaces contiguous to such stages.

EXCEPTIONS:

1. Sprinklers are not required for stages 1,000 square feet or less in area and 50 feet or less in height where curtains, scenery or other combustible hangings are not retractable vertically. Combustible hangings shall be limited to a single main curtain, borders, legs and single backdrop.

2. Under stage areas less than four feet in clear height used exclusively for chair or table storage and lined on the inside with 5/8 inch Type X gypsum wallboard or an approved equal.

(Ord. 699 § 1, 1995).

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the gross floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors between the Group occupancy and the level of exit discharge. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

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 gross floor area exceeds 5,000 square feet;

2. The gross floor area has an occupant load of 100 or more;
3. The gross floor area is located on a floor other than the level of exit discharge; or
4. The gross floor area 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 gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

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 gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

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 gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

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 of gross floor area.

(Ord. 699 § 1, 1995).

Section 3). BLMC section 15.16.012 and the corresponding portions of Ordinance **Nos. 700 § 1, 788 § 1 and 826 § 4** are hereby amended to read as follows:

15.16.012 Group B occupancies.

~~A. An automatic sprinkler system shall be installed in all Group B occupancies when the building floor area is 8,000 square feet or more of gross floor area.~~

~~B. In all basements of Group B occupancies that are 1,500 square feet or larger.~~

~~(Ord. 699 § 1, 1995).~~

Chapter 02. Group B. Businesses as described in Chapter 2. An automatic sprinkler system shall be provided throughout all buildings with a Group B occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group B occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group B occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group B occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

~~(Ord. 699 § 1, 1995).~~

Section 4). BLMC section 15.16.013 and the corresponding portions of Ordinance **Nos. 700 § 1, 788 § 1 and 826 § 4** are hereby amended to read as follows:

15.16.013 Group E occupancies.

~~15.16.013 Group E, Division 1, 2 or 3 occupancies.~~

~~A. An automatic sprinkler system shall be installed in all newly constructed buildings classified as Group E, Division 1 occupancies.~~

~~B. An automatic sprinkler system shall be installed in Group E, Division 2 and 3 occupancies when the floor area is 8,000 square feet or more of gross floor area.~~

~~C. An automatic sprinkler system shall be installed in basements classified as Group E occupancies.~~

~~(Ord. 699 § 1, 1995).~~

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E occupancies where the gross floor area exceeds 5,000 square feet.
2. Throughout every portion of educational buildings below the level of exit discharge.

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

(Ord. 699 § 1, 1995).

Section 5). BLMC section 15.16.014 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.014 Group F occupancies

A. An automatic sprinkler system shall be installed in all Group F occupancies where the gross floor area is 8,000 square feet or more.

EXCEPTION: Group F, Division 2 occupancies that are no greater than 10,000 square feet having no dimension greater than 100 feet when constructed of other than Type IV, Type V one-hour, or Type VN construction and not exceeding the basic allowable floor area for a one-story building.

B. Basements. An automatic sprinkler system shall be installed in basements classified as an F occupancy when the basement is larger than 1,500 square feet.

(Ord. 699 § 1, 1995).

Section 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group F-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group F-1 occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group F-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.4.1 Woodworking Operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in gross floor area which generate finely divided combustible waste or which use finely divided combustible materials.

(Ord. 699 § 1, 1995).

Section 6). BLMC section 15.16.015 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.015 Group H occupancies.

A. An automatic fire extinguishing system shall be installed in all Group H, Division 1, 2, 3, and 7 occupancies.

B. An automatic fire extinguishing system shall be installed in Group H, Division 4 occupancies when the building area exceeds 3,000 square feet or two stories or more in height.

C. An automatic fire extinguishing system shall be installed in Group H, Division 5 occupancies that are 8,000 square feet or more of gross floor area.

D. An automatic fire extinguishing system shall be installed throughout buildings containing Group H, Division 6 occupancies. The design of the sprinkler system shall not be less than that required under Uniform Building Code Standard 9-1 for the occupancy hazard classifications as follows:

—**Occupancy Hazard**

Location — Classification

Fabrication Areas — Ordinary Hazard Group 3

Service Corridors — Ordinary Hazard Group 3

Storage Rooms

—without Dispensing — Ordinary Hazard Group 3

Storage Rooms with

—Dispensing — Ordinary Hazard Group 2

Exit Corridors — Ordinary Hazard Group 3*

*When the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers that needs to be calculated is 13.

(Ord. 699 § 1, 1995).

Section 903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

Section 903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies.

Section 903.2.5.2 Group H-5 Occupancies. An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall not be less than that required under the International Building 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.

**TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA**

<u>LOCATION</u>	<u>OCCUPANCY HAZARD CLASSIFICATION</u>
<u>Fabrication areas</u>	<u>Ordinary Hazard Group 2</u>
<u>Service corridors</u>	<u>Ordinary Hazard Group 2</u>
<u>Storage rooms without dispensing</u>	<u>Ordinary Hazard Group 2</u>
<u>Storage rooms with dispensing</u>	<u>Extra Hazard Group 2</u>
<u>Corridors</u>	<u>Ordinary Hazard Group 2</u>

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.

(Ord. 699 § 1, 1995).

Section 7). BLMC section 15.16.016 and the corresponding portions of Ordinance **Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3** are hereby amended to read as follows:

15.16.016 Group I occupancies.

~~A. An automatic sprinkler system shall be installed in all Group I occupancies. Listed quick-response sprinklers shall be installed in accordance with their listing in light hazard areas:~~

~~EXCEPTIONS: In jails, prisons and reformatories, the piping system may be dry, provided a manually operated valve is installed at a continuously monitored location. Opening of the valve will cause the piping system to be charged. Sprinkler heads in such systems shall be equipped with fusible elements or the system shall be designed as required for deluge systems in Uniform Building Code Standard 9-1.~~

~~B. Basements. An automatic sprinkler system shall be installed in basements classified as Group I occupancies when the basement is larger than 1,500 square feet.~~

~~(Ord. 699 § 1, 1995).~~

Section 903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exception: An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.2.1.3 shall be allowed in Group I-1 facilities.

~~(Ord. 699 § 1, 1995).~~

Section 8). BLMC section 15.16.017 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.017 Group M occupancies.

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group M occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group M occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group M occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.7.1 High-Piled Storage. An automatic sprinkler system shall be provided as required in Chapter 23 in all buildings of Group M occupancy where storage of merchandise is in high-piled or rack storage arrays. Permits may be required.

~~(Ord. 699 § 1, 1995).~~

Section 9). BLMC section 15.16.018 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.018 Group R occupancies.

~~A. An automatic sprinkler system shall be installed throughout all buildings containing an R occupancy that is 8,000 square feet or more in gross floor area.~~

~~B. Basements. An automatic sprinkler system shall be installed when the basement is larger than 1,500 square feet.~~

~~(Ord. 699 § 1, 1995).~~

Section 903.2.8 Group R. An automatic sprinkler system shall be installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.

1. Or as required by the International Fire Code and or Washington State Amendments.

Exception: Detached one-family dwellings under 5,000 square feet.

Residential Fire Flow Requirements: Table 105-B applies to Two lots or less.

The minimum fire-flow requirements for one -family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet of livable space shall be 1,000 gallons per minute for each hydrant providing fire flow. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 (344.5 M2) square feet shall not be less than that specified in Table B105.1.

~~(Ord. 699 § 1, 1995).~~

Section 10). BLMC section 15.16.019 and the corresponding portions of Ordinance ~~Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3~~ are hereby amended to read as follows:

15.16.019 Group S occupancies.

~~A. An automatic sprinkler system shall be installed in all Group S occupancies where the gross floor area is 8,000 square feet or more.~~

~~EXCEPTION: Group S, Division 2 occupancies that are no greater than 10,000 square feet, having no dimension greater than 100 feet when constructed of other than Type IV, Type V one-hour, or Type VN construction and not exceeding the basic allowable floor area for a one-story building.~~

~~B. Basements. An automatic sprinkler system shall be installed in basements classified as Group S occupancies when the basement is larger than 1,500 square feet.~~

~~(Ord. 699 § 1, 1995).~~

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

1. Where the gross floor area of a Group S-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group S-1 occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group S-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a gross floor area containing a repair garage exceeding 5,000 square feet.
2. One-story buildings with a gross floor area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.

Section 903.2.9.2 Bulk Storage of Tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as an enclosed parking garage in accordance with the International Building Code or where located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

Section 903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the gross floor area exceeds 5,000 square feet.

(Ord. 699 § 1, 1995):

Section 11). BLMC section 15.16.020 and the corresponding portions of Ordinance **Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3** are hereby amended to read as follows:

15.19.020 General requirements.

Section 903.2.11. Windowless stories in all occupancies. An automatic sprinkler system shall be installed in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.

Exception: Group R-3 and Group U.

Section 903.2.11.1 Stories and Basements Without Openings. An automatic sprinkler system shall be installed in every floor or basement of all buildings where the gross floor area exceeds 1,500 square feet and where there is not provided at least one of the following types of exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1009 or an outside ramp complying with Section 1010. Openings shall be located in each 50 linear feet (15,240 mm), or fraction thereof, of exterior wall in the story on at least one side.

2. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m²) in each 50 linear feet (15,240 mm), or fraction thereof, of exterior wall in the story on at least one side.

Section 903.2.11.1.1 Opening Dimensions and Access. Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that fire fighting or rescue cannot be accomplished from the exterior.

Section 903.2.11.1.2 Openings on One Side Only. Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860 mm) from such openings, the story shall be equipped throughout with an approved automatic sprinkler system or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

Section 903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22,960 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

Section 903.2.11.3 Building height. An automatic sprinkler system shall be installed throughout buildings 35 feet in height or three or more stories.

Exceptions:

1. Airport control towers
2. Open parking structures
3. Occupancies in Group F-2

Section 903.2.11.4 Special storage locations. Ducts conveying hazardous exhaust. Where required by the International Mechanical Code, automatic sprinklers shall be provided in ducts conveying hazardous exhaust, flammable or combustible materials.

Section 903.3.7 Fire department connections. The location of fire department connections shall be approved by the fire chief. Where possible, fire department connections shall be located not less than 50 feet from the protected building and not more than 50 feet from a fire hydrant.

(Ord. 699 § 1, 1995).

Section 12). BLMC section 15.16.030 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.030 Where required – Specific occupancies – Existing structures.

Section 903.6 Existing buildings. The provisions of this section are intended to provide a reasonable degree of safety in existing structures not complying with the minimum requirements of the *International Building Code* by requiring the installation of an automatic sprinkler system in all existing structures with a gross floor area exceeding 5,000 square feet that are altered 50% or more of floor area as defined by the 2009 International Building and Fire Code.

~~A. Existing nonsprinklered buildings shall be required to be provided with an automatic sprinkler system when in the opinion of the building official, with the concurrence of the fire chief of Pierce County Fire Protection District No. 22, an increased hazard, based on life and fire risk, will result from a proposed project.~~

The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
- b. There is no change in occupancy; and
- c. The project complies with all other fire and life safety requirements of adopted construction codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents, provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

B. Existing basements in other than R-3 occupancies, in excess of 1,500 square feet may be exempt from automatic sprinkler requirements provided the following conditions are met:

1. A one-hour fire-resistive occupancy separation is installed between the basement and the remainder of the building; and
2. The entire building must be provided with a fully automatic fire alarm system; and
3. No residential occupancy is located in the building.

Ord. 851 § 19, 2000; Ord. 699 § 1, 1995).

Section 13). BLMC section 15.16.040 and the corresponding portions of Ordinance **Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3** are hereby amended to read as follows:

15.16.040 Where required – Specific conditions.

A fully automatic extinguishing system shall be required by the building official, with the concurrence of the fire chief of Pierce County Fire Protection District No. 22, for a new building with lesser gross floor area when in his judgment any of the following conditions exist:

- A. Hazardous operation or hazardous conditions;
- B. Critical exposure problems where buildings are inaccessible on more than two sides;
- C. Limited access to the building or property, as defined by the ~~Uniform~~ International Fire Code;
- D. Where the available fire flow is less than 80 percent of the required fire flow;
- E. Other factors which may contribute to an extreme fire hazard.

(Ord. 851 § 20, 2000; Ord. 699 § 1, 1995).

Section 14). BLMC section 15.16.050 and the corresponding portions of Ordinance **Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3** are hereby amended to read as follows:

15.16.050 Permissible sprinkler omissions.

~~Subject to the approval of the building official and with the concurrence of the chief of Pierce County Fire Protection District No. 22, sprinklers may be omitted in buildings, rooms or areas as follows:~~

~~A. When sprinklers are considered undesirable because of the nature of the contents or in rooms or areas which are noncombustible construction with wholly noncombustible contents and which are not exposed by other areas. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistive construction or contains electrical equipment.~~

~~B. Sprinklers shall not be installed when the application of water or flame and water to the contents may constitute a serious life or fire hazard, as in manufacture or storage of quantities of aluminum powder, calcium carbide, calcium phosphide, metallic sodium and potassium, quicklime, magnesium powder and sodium peroxide.~~

~~C. Safe deposit or other vaults of fire-resistive construction, when used for the storage of record files and other documents, when stored in metal cabinets.~~

~~D. Communication equipment areas under the exclusive control of a public communication utility agency, provided:~~

1. ~~The equipment areas are separated from the remainder of the building by one-hour fire-resistive occupancy separation; and~~
 2. ~~Such areas are used exclusively for such equipment; and~~
 3. ~~An approved automatic smoke-detection system is installed in such areas and is supervised by an approved central, proprietary or remote station service or a local alarm which will give an audible signal at a constantly attended location; and~~
 4. ~~Other approved fire-protection equipment such as portable fire extinguishers or Class II standpipes are installed in such areas.~~
- E. ~~Other approved automatic fire-extinguishing systems may be installed to protect special hazards or occupancies in lieu of automatic sprinklers.~~
- F. ~~Agricultural buildings, private garages, carports and small sheds that fall in the Group U occupancy.~~
- G. ~~Any alteration, repair, conversion or improvement that does not change the building height, building square footage, increase occupant load or change occupancy classification.~~

Section 903.3.1.1.1 Exempt locations. Subject to the approval of the Fire Chief, automatic sprinklers may be omitted in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Safe deposit or other vaults of fire-resistive construction, when used for the storage of record files and other documents, when stored in metal cabinets.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. In rooms or areas that are of non-combustible construction with wholly non-combustible contents.
5. Fire service access elevator machine rooms and machinery spaces.

(Ord. 851 § 21, 2000; Ord. 699 § 1, 1995)

Section 15). BLMC section 15.16.60 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.060 Sprinkler system ~~monitoring and~~ alarms

~~A. Where Required. All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:~~

- ~~1. Twenty or more in Group I, Division 1.1 and 1.2 occupancies.~~
- ~~2. Fifty or more in all other occupancies.~~

~~Valve monitoring and water flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by national standards or, when approved by the building official with the concurrence of the fire chief of Pierce County Fire Protection District No. 22, sound an audible signal at a constantly attended location.~~

~~EXCEPTION: Underground key or hub valves in roadway boxes provided by the municipality or public utility need not be monitored.~~

~~B. Alarms. An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location. Actuation of the alarm shall be as set forth in UBC Standard 9-1.~~

~~(Ord. 851 § 22, 2000; Ord. 699 § 1, 1995).~~

Section 903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be installed on the exterior of the building in an approved location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(Ord. 851 § 22, 2000; Ord. 699 § 1, 1995)

Section 16). BLMC section 15.16.070 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.070 Indicating Valves.

~~All automatic sprinkler systems shall be provided with a listed and approved indicating valve. Such valve shall be provided on the exterior of the building in a location determined by the building official, with the concurrence of the fire chief of Pierce County Fire Protection District No. 22. When possible, this valve shall be located at least 50 feet from the structure. All indicating valves shall be supervised by an approved central, proprietary or remote station, service tamper alarm which shall give an audible signal at a constantly attended station.~~

~~(Ord. 851 § 23, 2000; Ord. 699 § 1, 1995).~~

Section 903.4.3 Indicating valves. All automatic sprinkler systems shall be provided with a listed and approved indicating valve. Such valve shall be provided on the exterior of the building in a location to be determined by the Fire Chief. When possible, such valve shall be located not less than 50 feet from the protected structure.

(Ord. 851 § 23, 2000; Ord. 699 § 1, 1995).

Section 17). BLMC section 15.16.080 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.080 Testing and maintenance.

~~The automatic fire extinguishing system shall be serviced annually. A copy of the annual inspection report, signed by the individual who performed the annual inspection, shall be forwarded to the city fire department. All automatic extinguishing systems shall be installed in accordance with appropriate building code, fire code and National Fire Protection pamphlets.~~

~~(Ord. 699 § 1, 1995).~~

Section 903.5 Testing and maintenance. Sprinkler systems shall be tested and maintained in accordance with Section 901. A copy of the annual inspection report shall be signed by the individual conducting the inspection, and a copy of the report shall be forwarded to the fire department.

(Ord. 699 § 1, 1995).

Section 18). BLMC section 15.16.090 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.090 Separation walls – Floor area calculations.

Area and occupancy separation walls as defined in the ~~Uniform~~ International Building Code shall not be used to separate a building into smaller areas in order to delete the automatic extinguishing system requirement. In buildings with mixed occupancy groups, the floor area shall be calculated with the structure's gross square footage and computed with the highest group in place. For the purposes of this chapter, when buildings are attached by common walls and each building is located on a separate parcel of land, each building shall be considered as a separate building.

(Ord. 699 § 1, 1995).

Section 19). BLMC section 15.16.100 and the corresponding portions of Ordinance ~~Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3~~ are hereby amended to read as follows:

15.16.100 Plans - Professional approval.

Only plans approved by the Washington State Survey and Rating Bureau, NICET level as approved by the Washington State Fire Marshal certification program, or certified and stamped by a fire protection engineer shall be accepted. ~~Three~~ Four sets of approved automatic sprinkler system plans shall be submitted to the building official or fire code official.

(Ord. 851 § 24, 2000; Ord. 699 § 1, 1995).

Section 20). BLMC section 15.16.110 and the corresponding portions of Ordinance ~~Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3~~ are hereby amended to read as follows:

15.16.110 Plans-City approval.

No building shall be occupied prior to installation and approval of required automatic sprinkler and fire alarm systems as set forth in this chapter.

~~Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3~~

Section 21). BLMC section 15.16.120 and the corresponding portions of Ordinance ~~Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3~~ are hereby amended to read as follows:

15.16.120 Appeals.

See BLMC ~~14.120.030~~.

(Ord. 988 § 2, 2003; Ord. 851 § 25, 2000; Ord. 699 § 1, 1995).

Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Chief to the board of appeals within 20 days from the date of the decision as provided by chapter 15.04 BLMC.

(Ord. 988 § 2, 2003; Ord. 851 § 25, 2000; Ord. 699 § 1, 1995).

Section 22). BLMC section 15.16.130 and the corresponding portions of Ordinance Nos. 700 § 1, 711 § 3, 778 § 1, 826 § 5 and 885 § 3 are hereby amended to read as follows:

15.16.130 Conflict with the Building Code.

In the event there is a conflict between the provisions of this chapter and the provisions of the International Conference of Building Officials, International Building Code 2009 edition, the more restrictive shall apply.

(Ord. 988 § 2, 2003; Ord. 851 § 25, 2000; Ord. 699 § 1, 1995).

Section 23). BLMC section 15.04.095 and Ordinance No. 851 § 17 are hereby repealed.

Section 24). The city clerk shall sign and file with the adopting ordinance a copy of the statutes and regulations referenced herein and shall also file and maintain in the city clerk's office one copy of each of the adopted laws in the form in which they were adopted for use and examination by the public.

Section 25). This Ordinance concerning powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law; *provided*, that this Ordinance shall not take effect prior to July 1, 2010.

PASSED by the City Council and approved by the Mayor this ___th day of June, 2010.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed:
Valid:
Published:
Effective Date: July 1, 2010