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**CITY OF FIRCREST
ORDINANCE NO. 1722**

**AN ORDINANCE OF THE CITY OF FIRCREST, WASHINGTON,
AMENDING SECTION 1 OF ORDINANCE NO. 1663 AND FIRCREST
MUNICIPAL CODE (FMC) 12.04 ADOPTING THE INTERNATIONAL
AND UNIFORM CODES FOR THE CITY OF FIRCREST.**

WHEREAS, the Legislature of the State of Washington directs cities to enforce the provisions of the State Building Code, in accordance with Chapters 19.27 RCW and 70.92 RCW; and

WHEREAS, the State Building Code Council was created to advise the Legislature on building code issues and to develop the building codes used in Washington State; and

WHEREAS, these codes help to ensure buildings and facilities constructed in the state are safe and healthy for building occupants, accessible to persons with disabilities and the elderly, and energy efficient; and

WHEREAS, the City Council finds that the public health, safety, and general welfare are best served by adopting and enforcing building and construction codes that reflect incorporation of state of the art techniques and materials.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FIRCREST DOES ORDAIN AS FOLLOWS:

Section 1. FMC 12.04.020, Amended. Section 1 of Ordinance No. 1663 and FMC 12.04.020 are hereby amended to read as follows:

12.04.020 Adoption of codes by reference.

The following codes are hereby adopted by this reference as if fully set forth in this chapter and as specifically modified or amended as set forth in this chapter:

(a) The 2021 International Building Code published by the International Code Council, as amended by the Washington State Building Code Council in Chapter [51-50](#) WAC, and as subsequently amended by this chapter along with adoption of Appendix E and ICC/ANSI A117.1-2017, and the 2021 International Existing Building Code and International Swimming Pool and Spa Code.

(b) The 2021 International Residential Code published by the International Code Council, as amended by the Washington State Building Code Council in Chapter [51-51](#) WAC, and as subsequently amended by this chapter along with adoption of Appendices F, Q and U; Chapter 11 and Chapters 25 through 42 are not adopted.

(c) The 2021 International Mechanical Code published by the International Code Council, as amended by the Washington State Building Code Council in Chapter [51-52](#) WAC, and as subsequently amended by this chapter along with adoption of 2021 International Fuel Gas Code, 2021 National Fuel Gas Code (NFPA 54) and 2020 Liquefied Petroleum Gas Code (NFPA 58).

1 (d) The 2021 International Fire Code published by the International Code Council, as
2 amended by the Washington State Building Code Council in Chapter [51-54A](#) WAC,
and as subsequently amended by this chapter.

3 (e) The 2021 International Wildland-Urban Interface Code published by the
4 International Code Council, as amended by the Washington State Building Code
5 Council in Chapter [51-55](#) WAC, and as subsequently amended by this chapter.

6 (f) The 2021 Uniform Plumbing Code published by the International Association of
7 Plumbing and Mechanical Officials, as amended by the Washington State Building
8 Code Council in Chapter [51-56](#) WAC, and as subsequently amended by this chapter
9 along with adoption of Appendices A, B I, and M. UPC Chapters 12 and 14 are not
10 adopted, and the UPC requirements relating to venting and combustion air of fuel-fired
11 appliances as found in Chapter 5, and those portions of the code addressing building
12 sewers, are not adopted.

13 (g) The 2021 Washington State Energy Code as adopted and amended by the
14 Washington State Building Code Council in Chapter [51-11R](#) WAC (Residential) and
15 Chapter [51-11C](#) WAC (Commercial).

16 (h) The National Electrical Code published by the National Fire Protection Association
17 as adopted and enforced by Tacoma Power. (Ord. 1663 § 1, 2020; Ord. 1576 § 1,
18 2016; Ord. 1538 § 1, 2013; Ord. 1499 § 1, 2010; Ord. 1350 § 2, 2004; Ord. 1204 § 2,
19 1998; Ord. 1126 § 1, 1996; Ord. 1103 § 1, 1995; Ord. 1008 § 2, 1992).

20 **Section 2. FMC 12.04.030, Amended.** FMC 12.04.030 is hereby amended to read as
21 follows:

22 **12.04.030 Implementation.**

23 Pursuant to RCW [19.27.074](#), the State Building Code Council reviews and amends the
24 codes enumerated in FMC [12.04.020](#)(a), (b), (c), (d), (e), (f), (g) and (h) as
25 appropriate. Updated editions of these codes shall take effect in the city of Fircrest as
26 of the effective date as adopted by the city council and pursuant to
27 Chapter [19.27](#) RCW. (Ord. 1499 § 2, 2010; Ord. 1350 § 3, 2004; Ord. 1204 § 3, 1998;
28 Ord. 1008 § 3, 1992).

29 **Section 3. FMC 12.04.040, Amended.** FMC 12.04.040 is hereby amended to read as
30 follows:

31 **12.04.040 Resolution of conflicts.**

32 In case of conflict among the building code, the residential code, the mechanical code,
33 the fire code, the wildland-urban interface code, and the plumbing code, the first named
34 code shall govern over those following. In case of conflicts between other codes and
35 provisions adopted by this chapter, the code or provision that is most specific, as
36 determined by the building official, shall apply. (Ord. 1350 § 4, 2004; Ord. 1204 § 4,
37 1998; Ord. 1103 § 2, 1995; Ord. 1008 § 4, 1992).

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Section 4. FMC 12.04.110, Amended. FMC 12.04.110 is hereby amended to read as follows:

12.04.110 Fire code amendments.

The following sections in the International Fire Code as adopted by the state of Washington are hereby amended:

(a) Section 503 – Fire Apparatus Access Roads, is amended to read as follows:

Section 503. General. Fire apparatus access roads shall be provided and maintained in accordance with Section 503 and locally adopted street, road, and access standards.

(b) Sections 503.1.1 through 503.4, as written in the International Fire Code, not adopted in the state of Washington Fire Code, as subsequently amended by this chapter, are hereby adopted by reference as a part of this fire code.

(c) Section 503.3 – Marking, is amended by the addition of Section 503.3.1 to read:

Section 503.3.1. Approved marking shall be designated by red curbing and the words “Fire Lane – No Parking” stenciled either on the curb or on the street surface; or by street signs, stating “Fire Lane – No Parking.”

(d) Section 901.6.3 – Records, is amended by adding Section 901.6.3.2 to read as follows:

Section 901.6.3.2. Submittal of Records to the Fire Department. Records of semi-annual, annual and five year inspections shall be submitted to the Fire Department on approved forms at intervals noted in Table 901.6.3.

Table 901.6.3

SYSTEM TYPE	SUBMITTAL FREQUENCY
Automatic Fire Sprinkler System	Annual
Fire Alarm System	Annual
Commercial Kitchen Hood – Fire Suppression System	Semi-Annual
Church Kitchen Hood Fire Suppression System (where cooking only once per week)	Annual

Table 901.6.3 (Continued)

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SYSTEM TYPE	SUBMITTAL FREQUENCY
Standpipe	Annual
Standpipe Hydrostatic Test	Five Years
Active Smoke Control System	Annual
Fire Escape	Annual and Five Year
Special Suppression System	Annual
Private Hydrant System	Annual
Fire Pump	Annual
Spray Booth	Annual
Emergency Generator	Annual
Foam Systems	Annual and Five Year

(Ord. 1538 § 2, 2013; Ord. 1499 § 3, 2010; Ord. 1350 § 11, 2004).

Section 5. FMC 12.04.120, Amended. FMC 12.04.120 is hereby amended to read as follows:

12.04.120 Building code amendments.

The following sections in the adopted International Building Code are hereby amended:

(a) Section 101.1 is amended to read:

101 Title. These regulations shall be known as the Building Code of the City of Fircrest, hereinafter referred to as “this co.de.”

(b) Section 103.1 is amended to read:

103.1 Building Department. The official in charge of implementation of the City of Fircrest Building Code shall be known as the building official, as appointed by the City. The Building Department shall be responsible for the administration and implementation of this code.

(c) Section 105.2, Item #11, is amended to read:

Swings and other playground equipment.

(d) IBC Section 105.5 is amended to read:

1 105.5 Expiration. Every permit issued shall become invalid unless the work
2 authorized by such permit is commenced within 180 days after its issuance, or if the
3 work authorized by such permit is suspended or abandoned for a period of 180 days
4 after the time the work is commenced. Having required inspections performed and
5 approved within every 180 days is evidence that work has commenced and is
6 continuing. Permits that do not receive an inspection within 180 days of permit
7 issuance, or within 180 days since the previous approved inspection, shall
8 automatically expire and become invalid. The building official is authorized to grant,
9 in writing, one or more extensions of time, for periods not more than 180 days each,
10 based on good and satisfactory reasons. The extension shall be requested in writing
11 prior to permit expiration, and include the permittee's explanation of the need for the
12 permit extension. The building official may only grant an extension if good cause is
13 shown.

14 (e) Section 113.1 is amended to read:

15 113.1 Appeals. All administrative appeals, except appeals of enforcement or other
16 actions brought under Chapter 22.95, shall be governed by the authority and
17 procedures set forth in Fircrest Municipal Code Section 12.04.080.

18 IBC Section 113.3 is repealed.

19 (f) Section 114.4 is amended to read:

20 114.4 Violation penalties. Any person who violates a provision of this code or fails to
21 comply with any of the requirements thereof or who erects, constructs, alters or repairs
22 a building or structure in violation of the approved construction documents or directive
23 of the building official, or of a permit or certificate issued under the provisions of this
24 code, shall be subject to the penalties provided in Fircrest Municipal Code Chapter
25 22.95.

26 (g) Section 1612.3 is amended to read:

27 1612.3 Establishment of flood hazard areas. Flood hazard areas are established in
28 accordance with Fircrest Municipal Code Chapter 22.99 – Frequently Flooded Areas.
29 The adopted flood hazard map and supporting data adopted by reference in FMC
30 22.99.010 are hereby considered a part of this section.

31 (Ord. 1551 § 2, 2014; Ord. 1350 § 12, 2004; Ord. 1204 § 9, 1998; Ord. 1103 § 7,
32 1995; Ord. 1008 § 9, 1992).

33 **Section 6.** Section 12.04.140 of the Fircrest Municipal Code is hereby amended to read
34 as follows:

35 (a) Enforcement. Violations of the provisions of this chapter shall be enforced
36 according to Chapter 22.95 FMC.

37 (b) Criminal Penalty. Except as otherwise provided, in addition to or as an alternative
38 to any other penalty provided for in this chapter, any person, partnership, firm,
39 association, or corporation violating any of the provisions of this chapter shall be
40 guilty of a misdemeanor punishable as provided for in RCW [9A.20.021](#).

1 (c) Additional Remedies. In addition to any other remedies provided by this chapter,
2 the city may initiate injunction or abatement proceedings or any other appropriate
3 action in the courts against any person, partnership, firm, association, or corporation
4 who violates or fails to comply with any provision of this chapter, or any code adopted
5 herein, to prevent, enjoin, abate, or terminate such violation or to restore a condition
6 which existed prior to the violation. In all injunction, abatement and nuisance
7 proceedings, the violator shall be required, in addition to any other relief, to pay the
8 costs of such action, including reasonable attorneys' fees. (Ord. 1350 § 14, 2004).


6 **Section 7. Severability.** If any section, sentence, clause, or phrase of this ordinance
7 should be held invalid or unconstitutional by a court of competent jurisdiction, such
8 invalidity or unconstitutionality shall not affect the validity or constitutionality of any
9 other section, sentence, clause, or phrase of this ordinance.

9 **Section 8. Corrections.** The City Clerk and codifiers of the ordinance are authorized
10 to make necessary corrections to this ordinance including, but not limited to, the
11 correction of scrivener/clerical errors, references, ordinance numbering,
12 section/subsection numbers and any references thereto.

12 **Section 9. Publication and Effective Date.** A summary of this ordinance consisting of
13 its title shall be published in the official newspaper of the city. This ordinance shall be
14 effective March 15, 2024.

14 **PASSED BY THE CITY COUNCIL OF THE CITY OF FIRCREST,**
15 **WASHINGTON,** at a regular meeting thereof this 12th day of March, 2024.

17 **APPROVED:**

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19 _____
20 Shannon Reynolds, Mayor

21 **ATTEST:**

22 
23 _____
24 Arlette Burkhardt, Acting City Clerk

24 **APPROVED AS TO FORM:**

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26 _____
27 Robert Zeinemann, City Attorney

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29 Publication Date:

30 Effective Date: