

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Local Amendments to the 2009 International Construction Codes
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Ray Allshouse, Building Official Joe Tovar, Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

The issue before Council is the revision of local amendments to the Construction and Building Codes.

Shoreline Municipal Code Chapter 15.05 Construction and Building Codes adopt the current editions of the national model codes by reference and adopt Shoreline-specific local amendments to each code. Recent changes to the model code language require that Shoreline update the specific local amendments to accommodate said changes in addition to associated revisions recommended by City and Fire Department Staff. The proposed action will also adopt the entirety of the 2009 version of the International Property Maintenance Code, with specified amendments, and codify the International Property Maintenance Code into Chapter 15.05. (Although portions of the 2003 IPMC have already been adopted by Council, the IPMC is under a City Clerk's Receiving number and is not currently codified in the SMC.)

FINANCIAL IMPACT:

There are no direct financial impacts to the City from the amendments proposed by City and Fire Department Staff.

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 586, amending Chapter 15.05 of the Shoreline Municipal Code (Attachment A).

Approved By: City Manager  City Attorney 

INTRODUCTION

Adoption of local amendments to the 2009 International construction and property maintenance codes is necessary to ensure consistency with the Development Code and accommodate operational requirements and needs of the Shoreline Fire Department.

BACKGROUND

On November 12, 2009, the Washington State Building Code Council ("SBCC") voted to adopt the 2009 Editions of the national model codes, with some state amendments under WAC rulemaking authority. The effective date of these codes, as amended, is July 1, 2010. Shoreline Municipal Code Chapter 15.05 Construction and Building Codes already adopts by reference the current editions of these national model codes, as adopted by the SBCC, without requiring further Council action (Ordinance No. 355, 2004). However, changes to model code language require an update of Shoreline-specific local amendments to accommodate said changes in addition to associated revisions that have been recommended by City and Shoreline Fire Department Staff.

With regard to the amendments to the International Fire Code, as has occurred in the past, the nine "Zone 1" fire marshals agreed to consistent local amendments for each jurisdiction to adopt individually. Nevertheless, Shoreline Fire Chief Bunje was concerned at the potential significant additional cost to owners of the new "in-building radio coverage" amendment provisions. As a result, this proposal to City Council includes an alternative offered by the Chief. This would permit a public address system in lieu of the otherwise required radio coverage system, provided that it be installed in accordance with the technical provisions of the applicable alarm standard, NFPA 72. Such can be accomplished at a modest additional cost, while providing for critical emergency communication needs.

As a separate effort and not subject to SBCC review, the Council adopted the 2003 International Property Maintenance Code (IPMC) with amendments in September 2005 to establish minimum standards for the maintenance of the exterior of properties. In 2003, Council approved as guidelines only the IPMC standards related to the interior of structures. Subsequently, in April 2007, the Council adopted those portions of the 2003 International Property Maintenance that regulate the interiors of properties. While the International Code Council (ICC) did update the IPMC in 2006, the City did not adopt these updates due to the pending approval of the interior standards in 2007.

Adoption of the IPMC provided the City with clear regulations to establish minimum standards for existing properties and structures. However, one tool was lost in the transition between the Uniform codes (used by the City prior to 2003) and the IPMC. This tool was a thorough list of what conditions must exist in order to declare a structure dangerous. This list was found in the in the old Uniform Code of Abatement of Dangerous Buildings and later was replicated in Title 20 of the Development Code. Subsequently, this list was removed from the Development Code, due to its reference to the Uniform code series, and replaced with generalized sections from the 2003 version of the IPMC.

Now that the City has adopted a majority of the provisions of the IPMC, it seems logical to move from a “stand alone” ordinance to codifying the IPMC local amendments into the Shoreline Municipal Code Title 15. By using the same format used to update the City’s other International codes, the IPMC can then readily be updated under the ICC update cycle. This will keep the IPMC current and streamlined with other communities using the IPMC. The proposed amendments in attached Ordinance No. 584 are needed to adopt the IPMC by reference into the Shoreline Municipal Code instead of having the IPMC amendments residing in a receiving log in the City Clerk’s Office. The proposed amendments are substantively the same as the currently adopted IPMC, except for those specific changes addressed in the IPMC amendment analysis below. Moving the IPMC from the receiving log to the SMC also consolidates all international codes into one chapter in the SMC.

LOCAL AMENDMENT ANALYSIS

Exhibits 1 through 5 to Attachment A include a copy of the original and proposed amending language shown in legislative format. Legislative format uses ~~strikethroughs~~ for proposed text deletions and underlines for proposed text additions.

Descriptive statements are included herein below for each local amendment change included in proposed Ordinance No. 584.

SMC 15.05.010 Adoption of referenced codes.

- Updates adoption by reference to the current edition of the International Property Maintenance Code as amended.

SMC 15.05.020 General requirements for all referenced codes.

- Redirects any adopted model code reference to the “International Zoning Code” to the “Shoreline Development Code” and editorially corrects reference to the National Electrical Code.

SMC 15.05.040 International residential code amendments.

- Deletes detached accessory structure permit exemption since it has been incorporated into the model code.
- Amends deck permit exemption to be consistent with local practice.
- Affirms completed permit inspection card as certificate of occupancy.

SMC 15.05.030 International fire code amendments.

- Codifies authority basis for all permit and inspection fees associated with fire code compliance.
- Affords specific discretion to the fire code official to modify building fire service features and fire access road requirements.
- Replaces provisions for emergency responder in-building radio coverage criteria and performance standards including allowance for acceptable alternatives.
- Clarifies applicability of building interior finish performance requirements as applicable to all occupancy groups and adds specific provisions for atriums.

- Adds specific provisions for high-rise building sprinkler system standpipes (if such buildings were otherwise allowed within the City).
- Adds a retroactive requirement to either provide or upgrade smoke detectors incident to tenant improvement or remodel projects.

The International Fire Code amendments were presented to the Shoreline Fire Department Board of Commissioners and approved on October 7, 2010.

SMC 15.05.070 International property maintenance code (new).

Noteworthy Updates in the 2009 IPMC

- Includes provisions that largely mirror the language and concepts found in the previously adopted list from the Uniform Code for the Abatement of Dangerous Buildings (These specific conditions will be used by the City to more objectively determine when a structure, equipment or premises are dangerous or unsafe) – See Section 108.1.5.
- Will provide the City authority and establish procedures to disconnect service utilities to a building, structure or regulated system in case of an emergency to eliminate an immediate hazard to life or property or when a utility connect has been made without approval. (This provision could be useful should this type of emergency arise.) – See Section 108.2.1.
- Adds boarding up a building for future repair for up to a year as a possible means of temporarily abating a dangerous, unsafe, insanitary structure or structure that is otherwise unfit for human occupation. (While the City is already using the boarding up of a structure as a method of abatement where appropriate, the addition of the year time limit adds specificity that staff deems useful.) – See Section 110.1.

Reinserted Items Deleted from the 2003 IPMC by Council in 2005

- A provision that requires access to a toilet and sink from every bedroom without passing through another bedroom and on the same floor or on an adjacent floor in Section 404.4.3 (Deemed not to be substandard, Council struck this provision from the 2003 IPMC, staff now suggests reinserting this provision to be consistent with the 2009 IPMC);
- specifications to prevent overcrowding in Section 404.5 (Staff recommended that Council strike this section in the 2003 IPMC as it was too specific and had the potential to conflict with the SMC's definition of a family -- In 2006, the ICC amended this section to be less specific thereby resolving staff concerns. Staff now recommends adoption as another tool to use if overcrowding is encountered); and
- provisions for plumbing facilities in hotels, employees and drinking facilities in section 502 (Deemed unnecessary, Council struck this provision from the 2003 IPMC, staff now suggests reinserting this provision to be consistent with the 2009 IPMC).

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 586, amending Chapter 15.05 of the Shoreline Municipal Code (Attachment A).

ATTACHMENTS

Attachment A: Ordinance 586, containing proposed amendment language revisions in legislative format as Exhibit 1 through 5

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ORDINANCE NO. 586

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FIRE CODE and INTERNATIONAL PROPERTY MAINTENANCE CODE, AND AMENDING SECTIONS 15.05.010, 15.05.020, 15.05.040, 15.05.050 AND 15.05.070 OF THE SHORELINE MUNICIPAL CODE

WHEREAS, Chapter 15.05 of the Shoreline Municipal Code adopts all current building and construction codes for the City of Shoreline, including the International Residential Code ("IRC") and the International Fire Code ("IFC"), as amended by the State Building Code Council, and adopts portions of the 2003 International Property Maintenance Code ("IPMC");

WHEREAS, in 2005, the City Council adopted the IRC, IFC and IPMC with Shoreline-specific local amendments; and

WHEREAS, on November 12, 2009, the Washington State Building Code Council adopted the 2009 editions of the model codes; and

WHEREAS, City of Shoreline staff has compared the 2009 editions of the IRC and the IPMC with the local amendments adopted by the City of Shoreline and is proposing modifications to these local amendments in order to ensure consistency with the Shoreline Development Code; and

WHEREAS, the City of Shoreline staff and the and Shoreline Fire Department have reviewed the IFC as adopted by the City of Shoreline and are proposing amendments in order to improve fire safety; and

WHEREAS, the City of Shoreline staff are also recommending adoption of portions of the 2009 edition of the IPMC;

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

Section 1. Amendment. Shoreline Municipal Code Section 15.05.010, *Adoption of referenced codes*, is hereby amended as set forth in Exhibit 1, which is attached hereto and incorporated herein.

Section 2. Amendment. Shoreline Municipal Code Section 15.05.020, *General requirements for all referenced codes*, is hereby amended as set forth in Exhibit 2, which is attached hereto and incorporated herein.

Section 3. Amendment. Shoreline Municipal Code Section 15.05.040, *International Residential Code amendments*, is hereby amended as set forth in Exhibit 3, which is attached hereto and incorporated herein.

Section 4. Amendment. Shoreline Municipal Code Section 15.05.050, *International Fire Code amendments*, is hereby amended as set forth in Exhibit 4, which is attached hereto and incorporated herein.

Section 5. New Section. A new Shoreline Municipal Code Section 15.05.070, *International Property Maintenance Code amendments*, is hereby adopted as set forth in Exhibit 5, which is attached hereto and incorporated herein.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 7. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON (date).

Mayor Keith McGlashan

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of publication:
Effective date:

EXHIBIT 1

15.05.010 Adoption of referenced codes.

The city of Shoreline hereby adopts the following codes for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings, premises and structures, including permits and penalties:

A. The current edition of the International Building Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-50 WAC, as now or hereafter amended.

B. The current edition of the International Residential Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-51 WAC, as now or hereafter amended.

C. The current edition of the International Mechanical Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, as now or hereafter amended, 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).

D. The current edition of the International Fuel Gas Code published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-52 WAC, as now or hereafter amended. The following appendix is specifically adopted: Appendix A, Sizing Capacities of Gas Piping.

E. The current edition of the International Fire Code, published by the International Code Council, Inc., as adopted by the Washington State Building Code Council in Chapter 51-54 WAC, as now or hereafter amended, including those standards of the National Fire Protection Association specifically referenced in the International Fire Code; provided, that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles. The following appendices are specifically adopted:

1. Appendix E, Hazard Categories;
2. Appendix F, Hazard Ranking.

F. Except as provided in RCW 19.27.170, the current edition of the Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials, as adopted by the Washington State Building Code Council in Chapters 51-56 and 51-57 WAC, as now or hereafter amended; provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted. The following appendices are specifically adopted:

1. Appendix A, Recommended Rules for Sizing the Water Supply System;
2. Appendix B, Explanatory Notes on Combination Waste and Vent Systems;
3. Appendix D, Sizing Storm Water Drainage Systems;
4. Appendix I, Installation Standards.

G. The rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons, as provided in RCW 70.92.100 through 70.92.160.

H. The current edition of the Washington State Energy Code, as adopted by the State Building Code Council in Chapter 51-11 WAC, as now or hereafter amended.

I. The current edition of the Washington State Ventilation and Indoor Air Quality Code, as adopted by the Washington State Building Code Council in Chapter 51-13 WAC, as now or hereafter amended.

J. The ~~2005~~ current edition of the National Electrical Code, published by the National Fire Protection Association, as adopted by the Department of Labor and Industries in Chapter 296-46B WAC, as now or hereafter amended, and Chapter 19.28 RCW, as now or hereafter amended.

K. The ~~2003~~ 2009 International Property Maintenance Code published by the International Code Council as hereafter amended and filed under city clerk's receiving number 3505, ~~except that the following sections are not adopted by reference and are expressly deleted:~~

<u>Section 103</u>	<u>Department of Property Maintenance Inspection</u>
<u>Subsection 106.2</u>	<u>Notice of violation</u>
<u>Subsection 106.3</u>	<u>Prosecution of violation</u>
<u>Subsection 106.4</u>	<u>Violation penalties</u>
<u>Subsection 106.5</u>	<u>Abatement</u>
<u>Section 107</u>	<u>Notice and Orders</u>
<u>Subsection 108.7</u>	<u>Record</u>
<u>Subsection 109.4</u>	<u>Emergency repairs</u>
<u>Subsection 109.5</u>	<u>Costs of emergency repairs</u>
<u>Subsection 109.6</u>	<u>Hearing</u>
<u>Subsection 110.2</u>	<u>Notices and orders</u>
<u>Subsection 110.4</u>	<u>Salvage materials</u>
<u>Section 111</u>	<u>Means of Appeal</u>
<u>Section 112</u>	<u>Stop Work Order</u>
<u>Subsection 302.4</u>	<u>Weeds</u>
<u>Subsection 304.14</u>	<u>Insect screens</u>
<u>Section 308</u>	<u>Rubbish and Garbage</u>
<u>Subsection 602.4</u>	<u>Occupiable work spaces</u>
<u>Subsection 604.3.1</u>	<u>Abatement of electrical hazards associated with water exposure</u>
<u>Subsection 604.3.2</u>	<u>Abatement of electrical hazards associated with fire exposure</u>

EXHIBIT 2

15.05.020. General Requirements for all Referenced Codes:

A. Fees. All city of Shoreline permit fees shall be established by Shoreline Municipal Code Chapter 3.01. The city manager or designee may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The city manager or designee shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

B. Amendments Applicable to all Adopted International Codes

1. Unless the context requires otherwise, any reference to "jurisdiction," "Department of Building Safety," "Department of Mechanical Inspection," "Department of Inspection," "Department of Property Maintenance Inspection," shall refer to the "city of Shoreline."
2. Unless the context requires otherwise, any reference to "building official" or "code official" shall refer to the city manager or designee.
3. Unless the context requires otherwise, any reference to "notice of violation" shall refer to "Notice and Order to Correct."
4. Unless the context requires otherwise, any reference to "Board of Appeals" shall refer to "hearing examiner."
5. Unless the context requires otherwise, any reference to "International Existing Building Code" shall refer to the "International Building Code."
6. Unless the context requires otherwise, any reference to "International Electrical Code" shall refer to the "National Electrical Code."
7. Unless the context requires otherwise, any reference to "International Zoning Code" shall refer to Title 20 Shoreline Development Code.

C. This chapter is an exercise of the City's power to protect the public health, safety and welfare and its purpose is to provide enforcement of Code Violations, abatement of nuisances, and collection of abatement expenses by the City. This Code shall be enforced for the benefit of the general public, not for the benefit of any particular person or class of persons.

It is the intent of this chapter to place the obligation for Code compliance upon the responsible party, within the scope of this subchapter, and not to impose any duty upon the City or any of its officers, officials or employees which would subject them to damages in a civil action.

EXHIBIT 3

15.05.040 International Residential Code amendments.

A. Section R105.2, Work exempt from permit.

~~1. Section 105.2(1) is amended to read as follows:~~

~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.33 m²)~~

21. Section R105.2(610) is amended to read as follows:

610. Decks Platforms, sidewalks and driveways not more than 30 inches (762 mm) above grade at any point and not over any basement or story below detached from the dwelling and which are not part of an accessible exit route.

32. Section R105.2(4011) is added to read as follows:

4011. Re-roofing of existing buildings where there are no structural elements being revised, including the roof diaphragm.

B. Section R110.3 is amended to read as follows:

R110.3 Certificate issued. An issued permit card affixed with a dated, authorized signature entered under the "Final" inspection shall constitute the certificate of occupancy required by this code.

BC. Table R301.2(1), Climatic and Geographical Design Criteria, is amended to read as follows:

Table R301.2(1) Climatic and Geographical Design Criteria	
<u>Roof Ground Snow Load</u>	25 lbs/sq ft
<u>Wind Design</u>	
Speed ^d	85 mph
<u>Topographic effects^k</u>	<u>No</u>
Seismic Design Category ^f	D2
<u>Subject to damage from</u>	
Weathering ^a	Moderate
Frost Line Depth ^b	12"

Termites ^c	Slight to Moderate
Decay	Slight to Moderate
Winter Design Temp ^e	27 degrees
Ice Shield Underlayment Required ^h	No
Flood Hazards ^g	<u>m,n</u>
Air Freeze Index ⁱ	113
Mean Annual Temp ^j	53 degrees
* <u>4m</u> . Date of ordinance adoption: March 4, 1997.	
2- <u>n</u> . Map effective date: May 15, 1995.	

EXHIBIT 4

15.05.050 International Fire Code amendments.

A. Section 102.67 is amended to read as follows:

102.67 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 457. Such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference as determined or modified by the fire chief. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

B. Sections 104.1, 104.10.1, and 104.11.2 are amended to read as follows:

1. 104.1 General. The City Manager or his/her designee is hereby authorized to enforce the provisions of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provision. Wherever this code refers to the fire code official it shall be construed to mean the City Manager or his/her designee. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

2. 104.10.1 Assistance from other agencies. Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of fires or the enforcement of this code when requested to do so by the fire chief or his/her designee.

3. 104.11.2 Obstructing operations. No person shall obstruct the operations of the fire department in connection with extinguishment, control, or investigation of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department.

C. New Sections 105.1.4 and 105.1.5 are added to read as follows:

1. 105.1.4 Construction permit fees. Fees will be assessed for each construction permit issued under this Code as established by Chapter 3.01 SMC.

2. 105.1.5 Operational permit fees. Fees may be charged annually for each type of operational permit. Fees shall be established by the fire code official.

CD. Section 105.7.4415 is amended to read as follows:

105.7.4415 Emergency Power Supply System. A construction permit is required for the installation of Emergency Power Supply Systems required by Section 604.

DE. Sections 109.3 and 111.4 are hereby repealed.

EF. Section 308.3.7 is amended to read as follows:

308.3.7 Group A occupancies. Open-flame devices shall not be used in a Group A occupancy.

Exceptions:

1. Open-flame devices are allowed to be used in the following situations, provided approved precautions are taken to prevent ignition of a combustible material or injury to occupants:

1.1. Where necessary for ceremonial or religious purposes in accordance with Section 308.31.57.

1.2. On stages and platforms as a necessary part of a performance in accordance with Section 308.3.62.

1.3. Where candles on tables are securely supported on substantial noncombustible bases and the candle flames are protected.

2. Heat-producing equipment complying with Chapter 6 and the International Mechanical Code.

3. Gas lights are allowed to be used provided adequate precautions satisfactory to the fire code official are taken to prevent ignition of combustible materials.

4. Where approved by the fire code official.

FG. Section 314.4 is amended to read as follows:

314.4 Vehicles. Liquid- or gas-fueled vehicles, fueled equipment, boats or other motorcraft shall not be located indoors except as follows:

1. Batteries are disconnected.

2. Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (19 L) (whichever is least).
3. Fuel tanks and fill openings are closed and sealed to prevent tampering.
4. Vehicles, boats or other motorcraft, or fueled equipment are not fueled or defueled within the building.

H. Section 501.1 is amended to read as follows:

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter. The requirements in this chapter may be modified by the fire code official if other approved fire-protection features are provided.

I. Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and/or local street, road and access standards as determined by the fire code official.

GJ. State amendments for Sections 503.1, 503.1.1, 503.1.2, 503.1.3, 503.2, 503.3, and 503.4 are hereby repealed.

HK. Sections 5087.3, 508.5.4 and 5087.5 .4 are amended to read as follows:

1. 5087.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Sections 5087.3.1 through 5087.3.96.

Exception:

Fire Flow is not required for structures under 500 square feet with a B, U or R-1 occupancy where structures are at least 30 feet from any other structure and are used only for recreation.

2. 5087.3.1 Minimum residual pressure. All required fire flow, either temporary or permanent, shall not create a minimum residual pressure in the public or private water system of less than 20 psi. (WAC 246-290-230)

3. 5087.3.2 Required fire flow. The required quantity and demand duration of water shall be equal to the calculated fire flow for the greatest hazard or protected risk in the proposed development, and shall be determined by the fire code official using Table B105.1 Appendix B of the International Fire Code as the required baseline fire flow.

Exceptions:

- A. The fire code official may increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires, conflagrations, or other fire hazard to the community.
 - B. The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area of 3,600 square feet or less, shall be 1,000, gallons per minute.
 - C. Up to two (2) Group R, Division 3 occupancy buildings less than 2,500 gross square feet (including attached garages) shall be exempt from this section.
4. 5087.3.3 Infrastructure calculations. Where the existing fire flow on a system is inadequate, or a new system is proposed, engineering design calculations or an approved flow test when allowed by the water purveyor may be required to verify fire flow.
5. 5087.3.4. Where the required fire flow exceeds the available fire flow, the installation or enhancement of automatic fire sprinkler and/or automatic fire detection and alarm systems may be used in conjunction with Section 508.3.5 when approved by the fire code official.
6. 5087.3.5 Credit for automatic sprinkler systems. Fire flow credit for automatic sprinkler protection shall be granted only when the entire structure is protected by an approved automatic sprinkler system, designed in accordance with NFPA-13 or NFPA-13R, and for single family dwellings less than 4,800 sq. ft. in total area, designed in accordance with NFPA-13D.
- 5087.3.5.1 Credit toward fire flow requirements shall be granted by the fire code official where sprinklers are installed:
- 1. For the purposes of area or height increases as specified in the International Building Code.
 - 2. For the purposes of one-hour fire resistive substitution as specified in the International Building Code.
 - 3. In Group R, Division 3 occupancies, as a substitute for fire apparatus access.
- 5087.3.5.2 There shall be no additional credit toward fire flow requirements by installing an automatic sprinkler system where the system is required by the International Building or Fire Codes to protect hazardous storage or processes, or in any Group H or I occupancy

5087.3.5.3 Fire flow credit allowed per type of sprinkler system:

1. The reduction allowed for a NFPA 13 designed system shall be 50 percent.
2. The reduction allowed for a NFPA 13 R designed system shall be 30 percent.
3. The reduction allowed for an NFPA 13 D designed system shall be 30 percent.
4. The reduction allowed may be increased by the fire code official when the design area or density has been increased over the minimums set forth by the applicable NFPA standard. This provision only applies to light hazard occupancies.

7. 5087.3.6 Fire-flow calculation area. The area used to calculate fire flow shall be determined in accordance with this section.

5087.3.6.1 The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building.

5087.3.6.2 Portions of buildings that are separated by four hour-fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

5087.3.6.3 The fire-flow calculation area of a building constructed of Type IA and Type IB construction shall be the area of the three largest successive floors.

Exception: Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

8. 5087.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 5087.5.1 through 5087.5.7.

5087.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from any hydrant required to meet the building's fire flow, on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 500 feet. One and two family dwellings located beyond the 500 feet are required to install a NFPA 13D sprinkler system.

2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.2, or 903.3.1.3 the distance requirement shall be 600 feet (183 m).

5087.5.1.1 Hydrant spacing and distribution. Fire hydrants installed for new development shall be located as per fire flow requirements, approved by the fire code official and comply with sections 5087.5.1.1.1 through 5087.5.1.1.5.

5087.5.1.1.1 Buildings of less than 2500 gpm. Buildings having a required fire flow less than two thousand five hundred (2500) gpm may have fire hydrants on one side of the building only.

5087.5.1.1.2 Buildings of 2500 gpm and less than 3500gpm. Buildings having a required fire flow of two thousand five hundred (2500) gpm or more and less than three thousand five hundred (3500) gpm shall have hydrants served by a main that loops the building or complex of buildings and reconnects back into a distribution supply main in a separate location.

Exception: Where property lines, topography or other features prevent fire department vehicle access to one or more sides of a building or complex of buildings, this requirement may be waived if suitable fire protection features as approved by the fire code official are installed on the premises.

5087.5.1.1.3 Buildings of 3500 gpm or more. Buildings having a required fire flow of three thousand five hundred (3500) gpm or more shall have hydrants served by a main that loops the building or complex and that is served from two directions or two sources of water supply.

5087.5.1.1.4 Distance from buildings. For other than hazardous conditions, fire hydrants shall be located at least fifty (50) feet from the building or buildings they serve. When the materials or processes in a building or complex of buildings constitute a hazardous condition as determined by the fire code official, hydrants shall be located no closer than eighty (80) feet from the building.

Exception: Where property lines, topography or other features prevent this spacing, fire hydrants may be located closer to the building or buildings if suitable safeguards as approved by the fire code official are provided to protect fire equipment and fire fighters using the hydrant.

5087.5.1.1.5 Arterials. Where a project site is located on a divided or primary arterial (traffic count of more than 20,000 vehicles per day), required hydrants shall be located on the same side of the divided or primary arterial as the project.

9. 5087.5.4 Obstruction. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. There shall be no parking of motor vehicles, refuse containers or other obstructions within fifteen (15) feet of a hydrant measured along the street or curb from a point perpendicular to the hydrant. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Paved access to fire hydrants shall be maintained to accommodate fire fighting apparatus, and to prevent damage to landscaping and pavement when the fire hydrant is being tested at its full flow.

10. 5087.5.4.1 Marking. Paved areas within the vicinity of a hydrant shall be permanently marked by painting the words "NO PARKING" and striping as approved by the fire code official. Fire hydrants located on private property shall be marked with an approved, reflective hydrant marker provided by the property owner placed in the street, alley, fire lane or access route in a location specified by the fire code official.

L. New Section 5087.5.7 is added to read as follows:

5087.5.7.5 Number of fire hydrants required. The number of hydrants required for a building or complex of buildings shall be based on the formula:

Number of hydrants = required fire flow divided by 1500 gpm.

Fractions equal to or greater than one-half (1/2) shall be rounded up to the next higher whole number. Fractions less than one-half (1/2) shall be dropped.

Exception: Where actual fire flow tests performed in an approved manner when allowed by the water purveyor show higher flows exist.

M. Section 510 is amended to read as follows:

510.1 Building radio coverage. Except as otherwise provided no person shall maintain, own, erect, or construct any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for City emergency services workers, including but not limited to firefighters and police officers.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section

907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.

2. Single family residential buildings.

3. Buildings constructed primarily of wood frame without below grade storage or parking areas.

4. Buildings thirty-five (35) feet high (as defined by the International Building Code Section 502) or less without below grade storage or parking areas. Should construction that is thirty-five (35) feet high or less include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

5. Preexisting buildings. Buildings constructed prior to the implementation of this section shall not be required to comply with public safety radio coverage provisions of this section. However, should exempted structures undergo renovation, restoration, or significant modification to the original structure, exemption from the provisions of this ordinance shall not apply.

510.1.1 Adequate radio coverage. A minimum signal strength of 95 dBm available in 95 percent of all areas of the building and 99 percent in elevators (measured at the primary recall floor), stair shafts and Fire Command Centers when transmitted from the closest Regional 800 MHz Radio System.

510.1.2 Minimum signal strength. A minimum signal strength of -100 dBm shall be received by the Regional 800 MHz Radio System when transmitted from 95 percent of all areas of the building and 99 percent in elevators (measured at the primary recall floor), stair shafts and Fire Command Centers.

510.1.3 Frequency range. The frequency range which must be supported shall be 806 MHz to 824 MHz and 851 MHz to 869 MHz and such other frequencies as determined by the Regional Radio System operator in all areas of the building. The building owner shall modify or expand the frequency range at his or her expense in the event frequency changes are required by the FCC or additional frequencies are made available by the FCC. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this requirement.

510.2 Permits. Permits shall be in accordance with Sections 510.2.1 and 510.2.2.

510.2.1 Construction permit. A construction permit is required for installation of or modification to emergency responder radio coverage systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

510.2.2 Operational permit. An operational permit is required to operate an "in building radio system" in accordance with City permit requirements.

510.3 Power Supply. Power supplies shall conform with NFPA 72, Section 1-5.2 (Power Supplies).

510.4 Signal Booster Requirements. If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a NEMA 4-type waterproof cabinet.
2. The battery system shall be contained in a NEMA 4-type waterproof cabinet.
3. The system shall include automatic alarming of malfunctions of the signal booster and battery system. Any resulting trouble alarm shall be automatically transmitted to an approved central station or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.
4. Equipment shall have FCC certification prior to installation.

510.5 Compliance, testing, and qualifications. Proof of compliance, testing, and qualifications shall be in accordance with Sections 510.5.1 through 510.5.4.

510.5.1 Proof of compliance. Each owner shall submit at least one field test, or as determined by the fire code official, whenever structural changes occur to the building that would materially change the original field performance tests by a consultant approved by the fire code official. The performance test shall include at a minimum a floor plan and the signal strength in various locations of the building.

510.5.2 Annual test. It shall be the building owner's responsibility to have all active components of the system, such as amplifiers, power supplies, and backup batteries, tested a minimum of once every twelve (12) months. Testing shall consist of the following:

1. Amplifiers shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.
2. Backup batteries and power supplies shall be tested under load of a period of one hour to verify that they will properly operate during an actual power outage. If, within the one hour test period, and in the opinion of the testing technician, the battery exhibits symptoms of failure, the test shall be extended for additional one-hour periods until the integrity of the battery can be determined.
3. All other active components shall be checked to determine that they are operating within the manufacturer's specifications for the intended purpose.
4. A report shall be submitted to the fire code official upon conclusion of the testing and not later than January 30 of each year.

510.5.3 Five-year tests. In addition to the annual test, it shall be the building owner's responsibility to perform a radio coverage test a minimum of once every five (5) years to ensure that the radio system continues to meet the requirements of the original acceptance test. A report shall be submitted to the fire code official upon conclusion of the testing.

510.5.4 Qualifications of personnel. The system designer, lead installation personnel, and personnel conducting radio system tests shall be qualified to perform the work. Design documents and all tests shall be documented and signed by a person in possession of a current FCC General Radio Telephone Operator License and the following:

1. A current technician certification issued by the Associated Public Safety Communications Officials International (APCO); or
2. The National Association of Business and Education Radio (NABER); or
3. The Personal Communications Industry Association (PCIA); or
4. Certificate holder issued by the manufacturer of the equipment being installed.

510.6 Inadequate Radio Coverage. Buildings and structures which cannot support the required level of radio coverage shall be equipped with:

1. A radiating cable system, and/or
2. An internal multiple antenna system with FCC certification bi-directional 800 MHz amplifiers, or

3. Systems otherwise approved by the city radio system manager in order to achieve the required adequate radio coverage. In the event that a signal booster is employed, it shall be fully encased with a NEMA 4 (or equivalent) dust/waterproof rated enclosure, and filters that reject adjacent frequencies in addition to the multi-bandpass filters.

510.7 Secondary power. If any part of the installed system or systems contains an electrically powered component, the installed system or systems shall be provided with an independent battery system or an emergency generator capable of operating for a period of at least twenty four (24) hours without external power input. The battery system shall automatically charge in the presence of external power input.

510.8 Approval prior to installation. No amplification system capable of operating on frequencies used by the Regional 800 MHz Radio System shall be installed without prior coordination and approval of the radio system licensee (Eastside Public Safety Communications Agency) and any such system must comply with any standards adopted by the King County Regional Communications Board.

510.9 Acceptance tests. Acceptance testing on an in-building radio amplification system is required upon completion of installation. It is the building owner's responsibility to have the radio system tested by qualified personnel to ensure a minimum of 95 percent two-way coverage on each floor of the building. Point of information: A Certificate of Occupancy will not be issued to any structure if the building fails to comply with these provisions. Talk-back testing from a site to the Regional 800 MHz Radio System shall use a two (2) watt, portable transceiver with speaker/microphone and flexible antenna (or any calibrated device, which will produce signal levels useable by the prescribed portable radio). Field strength testing instruments must have been calibrated within one (1) year of the date of the acceptance test. Field strength testing instruments must be of the frequency selective type incorporating a flexible antenna similar to the ones used on the hand held transceivers. City Radio System Manager may designate alternate methods of measuring the signal level, which satisfy appropriate levels of public safety coverage. A report shall be submitted to the fire code official at the conclusion of acceptance testing containing a floor plan and the signal strengths at each location tested and other relevant information. A representative of the fire department may oversee the acceptance test. Acceptance testing is also required whenever changes occur to the building that would materially change the original filed performance test.

510.10 Testing criteria. Each floor of the building shall be divided into a grid of approximately forty (40) equal areas. A maximum of two (2) nonadjacent areas will be allowed to fail the test. In the event that three (3)

of the areas fail the test, the floor may be divided into eighty (80) equal areas in order to be more statistically accurate. In such event, a maximum of four (4) nonadjacent areas will be allowed to fail the test. After the eighty (80) area tests, if the system continues to fail, the building owner shall have the system altered to meet the 95 percent coverage requirement. A spot located approximately in the center of a grid area will be selected for the test, then the radio will be keyed to verify two-way communication to and from the outside of the building through the Regional 800 MHz Radio System. Once the spot has been selected, prospecting for a better spot within the grid area is not permitted. The gain values of all amplifiers shall be measured and the results kept on file with the building owner so that the measurements can be verified each year during the annual tests. In the event that the measurement results become lost, the building owner will be required to rerun the acceptance test to reestablish the gain values. Point of information: While the foregoing implies manual measurement and recording, automated testing and recording is certainly permitted so long as a report can be produced documenting the signal strength (or average) in each test square.

510.11 Field testing. Police and fire personnel shall at any time have the right to enter onto the property to conduct its own field-testing to be certain that the required level of radio coverage is present.

J-N. A new definition is added to Section 602.1 to read as follows:

POWER TAP. A listed device for indoor use consisting of an attachment plug on one end of a flexible cord and two or more receptacles on the opposite end, and has overcurrent protection.

O. Section 803.1 is amended to read as follows:

803.1 General. The provisions of Section 803.1.1 through 803.1.3 shall be applicable to all occupancies.

P. New Section 803.1.3 is added to read as follows:

803.1.3 Atrium furnishings. Atrium furnishings shall comply with Sections 803.1.3.1 and 803.1.3.2.

803.1.3.1 Potential heat. Potential heat of combustible furnishings and decorative materials within atria shall not exceed 9,000 Btu per pound (20,934 J/g) when located with an area that is more than 20 feet (6,096 mm) below ceiling-level sprinklers.

803.1.3.2 Decorative materials. Decorative material in atria shall be noncombustible, flame resistant or treated with a flame retardant.

K.Q. New Section 901.4.5 is added to read as follows:

901.4.5 Additions, change of use, alterations and repairs to buildings. Additions, change of use, alterations and repairs to buildings shall comply with this section.

901.4.5.1 Additions or changes of use. Additions or changes of use to existing buildings which would result in a nonconforming building shall be brought up to current code requirements for fire protection systems.

Exception: A one time exemption for additions to Group R, Division 3 occupancies of up to 500 square feet is permitted without compliance with this section. This exemption shall be recorded with King County Records and Elections.

901.4.5.2 Alterations and repairs. When the value of all alterations or repairs performed within a seventy month period exceeds 50% of the value of the building, then fire extinguishing systems, and fire detection systems shall be installed throughout the building if one would otherwise be required for the building if of new construction. The value of the building shall be as listed by the King County Assessor's Office or other acceptable method approved by the fire code official at the time of the first permit application or first alteration or repair work performed. Buildings not listed with an appraised value shall utilize an alternate method of valuation prescribed by the fire code official.

M.R. Section-901.7 is amended to read as follows:

901.7 Systems out of service. Where a fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

N.S. Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

O.T. New Section 903.2.4413 is added to read as follows:

903.2.4413 All buildings. All newly constructed buildings shall comply with this section.

903.2.4413.1 Gross square footage. All newly constructed buildings with a gross square footage of 5,000 4,800 or greater square feet, regardless of type or use as well as zero lot line townhouses with an aggregate area of all connected townhouses equaling 5,000 4,800 square feet or greater shall be sprinklered.

903.2.4413.2 Fire flow. All buildings requiring 2000 gallons per minute or more fire flow shall be sprinklered.

903.2.4413.3 Group R Division 3. Group R, Division 3 occupancies shall be provided with an automatic sprinkler system if adequate fire flow, or hydrant spacing, or approved fire department access is not provided as defined in IFC Sections 503, and 5087.

Exception: Up to two (2) Group R, Division 3 occupancy buildings less than 2,500 gross square feet (including attached garages) shall be exempt from this section.

P.U. Sections 903.4.2 and 903.4.3 are amended to read as follows:

1. 903.4.2 Alarms. Approved audible and visible alarm notification appliances shall be connected to every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the fire code official. 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 provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: With approval of the fire code official, audible and visible alarm notification appliances may be omitted for approved residential sprinkler systems in one or two dwelling units if not otherwise specifically required.

2. 903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Exception: When approved by the fire code official in NFPA 13D and NFPA 13R Systems.

Q V. Section 904.11 is amended to read as follows:

904.11 Commercial cooking systems. The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust system of the type and arrangement protected. Pre-engineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. Automatic sprinkler systems, NFPA 13.
3. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
4. Dry-chemical extinguishing systems, NFPA 17.
5. Wet chemical extinguishing systems, NFPA 17A.

Exceptions:

1. Factory-built commercial cooking recirculating systems that are tested in accordance with UL 197 or 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.

W. New Section 905.3.8 is added to read as follows:

905.3.8 High-rise building standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6-inch. Two 2 ½ -inch hose connections shall be provided on every intermediate floor level landing in every required stairway. Where pressure reduction valves (PRV) are required, each hose connection shall be provided with its own PRV. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.

T X. Section 906.1 is amended to read as follows:

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

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

2. Within 30 feet (9144 mm) of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.
5. Where required by the sections indicated in Table 906.1.
6. Special hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

U Y. New Section 907.2.24 is added to read as follows:

907.2.24 All buildings. All newly constructed buildings with a gross square footage of 3,000 or greater shall be provided with an approved automatic and manual fire alarm system.

Exceptions:

A. Group R Division 3 and 4, and Group U Occupancies having adequate fire flow and approved access.

B. Group R Division 3 and 4 dwelling units shall have interconnected single station smoke detectors in accordance with RCW 48.48.140 and WAC 212-10.

Z. New Section 907.2.25 is added to read as follows:

907.2.25 Remodels and tenant improvements. When undergoing remodel and tenant improvements, existing occupancies equipped with smoke detectors that are 10 or more years old shall have all such detectors replaced with modern units. Those occupancies without the protection of smoke detection shall add smoke detection in accordance with the applicable requirements in the International Residential Code or International Building Code.

V AA. Section 1404.5 is amended to read as follows:

1404.5 Fire watch. When required by the fire code official for building construction or demolition that is hazardous in nature, qualified personnel shall be provided to serve as an onsite fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.

~~W~~BB. Section 2703.9 is amended to read as follows:

2703.9 General safety precautions. General precautions for the safe storage, handling or care of hazardous materials shall be in accordance with Sections 2703.9.1 through 2703.9.10.

~~X~~CC. New Section 2703.9.10 is added to read as follows:

2703.9.4011 Manufacturer's Limitations. The storage and use of hazardous materials shall not exceed the manufacturer's limitations on shelf life and any other restrictions on use.

~~Y~~DD. Sections 3204.3.1.1.3, 3404.2.9.5-6.1, 3406.2.4.4, and 3804.2 are amended to designate the applicable areas as the city of Shoreline, except as allowed by the fire code official.

EXHIBIT 5

15.05.70 International Property Maintenance Code amendments

A. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code of Shoreline, hereinafter referred to as "this code."

B. Section 102.3 is amended to read as follows:

102.3 Applicability of other codes. Repairs, additions or alterations to a structure, or change of occupancy, shall be done in accordance with the procedures and provisions of Title 15 of the City of Shoreline Municipal Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of Title 20 of the City of Shoreline Municipal Code.

C. Section 108.1 is amended to read as follows:

108.1 General. When a structure, equipment or premises is found by the code official to be unsafe, dangerous or unfit for human occupancy, or is found unlawful, such structure or premises shall be condemned pursuant to the provisions of this code.

D. A new section 108.7 is added to read as follows:

108.7 Relocation assistance. If a rental dwelling or portion of a dwelling or its premises is declared condemned or unlawful to occupy and is required to be vacated, the landlord, who knew or should have known of the existence of these conditions, shall be required to pay relocation assistance to the displaced tenants in accordance with the Revised Code of Washington (RCW) 59.18.085. The City shall advance relocation assistance funds to eligible tenants as set forth in RCW 59.18.085 in the event the landlord fails to pay the relocation assistance as required.

E. Sections 109.1 and 109.2 are amended to read as follows:

109.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to those in the proximity of any structure or premise. Potentially dangerous conditions include explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, open pits, wells, cisterns, shafts, or other dangerous excavations unprotected or inadequately protected. The code official is hereby authorized and empowered to

order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted a notice reading as follows: "This Structure/Premise Is Unsafe and Its Occupancy/Use Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter upon this property except for the purpose of securing the property, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings and/or the fencing of premises, to render such structure/premise temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

F. A new section 109.4 is added to read as follows:

109.4 Imminent Nuisance and Summary Abatement. Imminent Nuisance and Summary Abatement shall be as set forth in Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9

G. The definition of Condemn is amended and a new definition for Water Closet is added to Section 202 to read as follows:

Condemn. To adjudge unfit for occupancy or use.

Water Closet. A water flushed plumbing fixture designed to receive human waste directly from the user of the fixture.

H. Section 301.1 is amended to read as follows:

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment, premises and exterior property.

I. Section 302.5 is amended to read as follows:

302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation in accordance with the King County Board of Health Code 8.06. Where rodents are found, they shall be promptly exterminated by approved process. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

J. Section 302.8 is amended to read as follows:

302.8 Motor vehicles, recreational vehicles, and boats. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle, recreational vehicle, or boat shall be parked, kept or stored on any premises, and no boat shall at any time be in a state of major disassembly, disrepair, damaged to the extent it prevents normal operation, or in the process of being stripped or dismantled. Every motor vehicle, recreational vehicle or boat parked, kept or stored on any premises shall display current and valid registration tabs properly mounted in accordance with State of Washington rules and regulations. Painting of vehicles and boats is prohibited unless conducted inside an approved spray booth.

Any abatement of vehicles violating this section shall comply with SMC 20.30.750.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

K. Section 309.1 is amended to read as follows:

309.1 Infestation. All structures shall be kept free from insect and rodent infestation in accordance with the King County Board of Health Code 8.06. All structures in which insects or rodents are found shall be promptly exterminated by approved processes. After extermination, proper precautions shall be taken to prevent reinfestation.

L. Sections 602.2 and 602.3 are amended to read as follows:

602.2 Residential occupancies. Dwellings shall be provided with permanently installed, safe, functioning heating facilities and an approved power or fuel supply system capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitories or guestrooms on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to April 30th to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms.

Exception:

When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.

The winter outdoor design temperature for the locality shall be as indicated in the Plumbing Code adopted by the City of Shoreline.