

BMC 15.20 FIRE CODE

- 15.20.010 Short title.
- 15.20.020 Adoption of International Fire Code.
- 15.20.030 Section 104 amended – General authority and responsibility.
- 15.20.040 Section 105 amended – Permits.
- 15.20.050 Section 108 amended – Board of appeals.
- 15.20.060 Section 109 amended – Violations.
- 15.20.070 Section 111 amended – Stop work order.
- 15.20.080 Section 113 amended – Fees.
- 15.20.085 Section 202 amended – General Definitions
- 15.20.090 Section 308.3 amended – Group A occupancies – Exceptions.
- 15.20.100 Section 314.4 amended – Indoor displays – Vehicles.
- 15.20.110 Section 503 amended – Fire apparatus access roads.
- 15.20.120 Section 506 amended – Key boxes – Where required.
- 15.20.130 Section 507 amended – Fire protection water supplies.
- 15.20.140 Section 508.1 amended – Fire command center – Penetrations.
- 15.20.150 Section 602 amended – Building services and systems – Definitions.
- 15.20.160 Section 604.2.14 amended – Emergency and standby power systems – High rise buildings.
- 15.20.170 Section 901 amended – Fire protection systems.
- 15.20.180 Section 903.2 amended – Automatic sprinkler systems – Where required.
- 15.20.190 Section 907 amended – Fire alarm and detection systems.
- 15.20.200 Section 5704.2 amended – Flammable and combustible liquids – Storage.
- 15.20.210 Section 5706.2.4.4 amended – Special operations – Storage and dispensing of flammable and combustible liquids on farms and construction sites – Locations where above-ground tanks are prohibited.
- 15.20.220 Section 5806.2 amended – Flammable cryogenic fluids – Limitations.
- 15.20.230 Section 6104.2 amended – Location of LP-gas containers – Maximum capacity within established limits.
- 15.20.240 Repealed.

15.20.010 Short title.

This chapter shall be known as and may be referred to as the “city of Burien fire code.”

15.20.020 Adoption of International Fire Code.

The 2015 Edition of the International Fire Code (IFC) as published by the International Code Council, Inc., and as adopted by the State Building Code Council in Chapter 51-54A WAC, and including Appendix B (Fire-Flow Requirements for Buildings), Appendix C (Fire Hydrant Locations and Distribution), Appendix D (Fire Apparatus Access Roads), and Appendix H (Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions), is hereby adopted by reference, together with the amendments, additions, deletions, and exceptions as set forth in this chapter.

BMC 15.20 FIRE CODE

15.20.030 Section 104 amended – General authority and responsibility.

(1) IFC Section 104.10.1, Assistance from other agencies, is amended to read as follows:

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 code official.

(2) IFC Section 104.11.2, Obstructing operations, is amended to read as follows:

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.

15.20.040 Section 105 amended – Permits.

(1) IFC Section 105.2.3, Time limitation of application, is amended to read as follows:

105.2.3 Time limitation of application. An application for any operational permit shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that the fire code official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

An application for any fire protection systems construction permit shall be subject to the time imitations as prescribed in BMC 15.05.280.

(2) IFC Section 105.3.1, Expiration, is amended to read as follows:

105.3.1 Expiration. An operational permit shall remain in effect until reissued, renewed, or revoked or for such a period of time as specified in the permit. Fire protection systems construction permits expiration shall be as prescribed in BMC 15.05.290. Permits are not transferable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.

(3) IFC Section 105.3.2, Extensions, is amended to read as follows:

105.3.2 Extensions. A permittee holding an unexpired operational permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The fire code official is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than 180 days each. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.

Fire protection systems construction permits may be extended or renewed in accordance with BMC 15.05.295.

BMC 15.20 FIRE CODE

15.20.050 Section 108 amended – Board of appeals.

(1) IFC Section 108, Board of Appeals, is not adopted and is replaced as follows:

Section 108 - Means of appeal

108.1 General. Appeals shall be heard by the Hearing Examiner pursuant to BMC 15.05.400.

15.20.060 Section 109 amended – Violations.

(1) IFC Section 109.1, Unlawful acts, is amended to read as follows:

Section 109.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or utilize any building, occupancy, premises, structure, property, equipment, or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with or removed without authorization from the code official.

(2) IFC Section 109.2, Notice of violation, is amended to read as follows:

Section 109.2 Violation enforcement. Violations shall be enforced as prescribed in BMC 15.05.410.

(3) IFC Section 109.3, Violation penalties, is amended to read as follows:

Section 109.3 Violation penalties. Violation penalties shall be as prescribed in BMC 15.05.410.

15.20.070 Section 111 amended – Stop work order.

(1) IFC Section 111.4, Failure to comply, is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the effects and penalties in BMC 15.05.415(3).

15.20.080 Section 113 amended – Fees.

(1) IFC Section 113.2, Schedule of permit fees, is amended to read as follows:

113.2 Schedule of permit fees. A fee for each permit shall be paid as required in accordance with the city's contract with King County Fire District #2 and BMC 15.05.375(2). Plan Review fees shall be in accordance with BMC 15.05.375(3). Permit Valuations shall be determined in accordance with BMC 15.05.375(4).

(2) IFC Section 113.3, Work commencing before permit issuance, is amended to read as follows:

113.3 Work commencing before permit issuance. Any person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to the penalties and requirements of BMC 15.05.375(5).

(3) IFC Section 113.5, Refunds, is amended to read as follows:

113.5 Refunds. Refunds may be authorized by the building official in accordance with BMC 15.05.375(7).

BMC 15.20 FIRE CODE

15.20.085 Section 202 amended – General Definitions

(1) IFC Section 202, Definitions, is amended by addition of the following:

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.

15.20.090 Section 308.3 amended – Group A occupancies – Exceptions.

(1) IFC Section 308.3, Group A occupancies – Exceptions, is amended by addition of a fourth exception to read as follows:

4. Where approved by the fire code official (see also Section 308.1.8).

15.20.100 Section 314.4 amended – Indoor displays – Vehicles.

(1) IFC Section 314.4, Vehicles, is amended as follows:

314.4 Vehicles. Liquid- or gas-fueled vehicles, fueled equipment, boats or other motor craft 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 (19L) (whichever is least).
3. Fuel tanks and fill openings are closed and sealed to prevent tampering.
4. Vehicles, boats or other motor craft equipment are not fueled or defueled within the building.

15.20.110 Section 503 amended – Fire apparatus access roads.

(1) IFC Section 503, Fire Apparatus access roads is adopted along with the following amendments.

(2) IFC Section 503.2.2, Authority, is amended to read as follows:

503.2.2 Authority. The fire code official shall have the authority to allow a decrease in minimum access widths or require an increase in minimum access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

(3) IFC Section 503.3, Marking, is amended to read as follows:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.

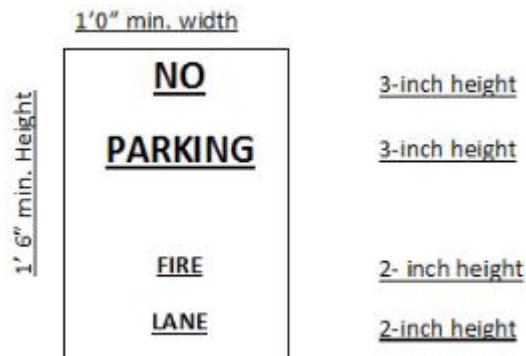
Signs or notices shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. Marked fire apparatus access roads, or “fire lanes” as defined above may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection as well as any time during the life of the occupancy as needed to provide and maintain fire department access. The fire code official or his/her designee may require that areas specified for use as driveways or private thoroughfares shall be designated as fire lanes and be marked or identified as required by this Section. All designated fire lanes shall be clearly marked in the following manner:

BMC 15.20 FIRE CODE

(a) Vertical curbs (6 inch) shall be painted yellow on the top and side, extending the length of the designated fire lane. The pavement adjacent to the painted curbs shall be marked with minimum 18 inch in height block lettering with a minimum 3 inch brush stroke reading: "NO PARKING - FIRE LANE." Lettering shall be yellow and spaced at 50 foot intervals or portions thereof, or

(b) Rolled curbs or surfaces without curbs shall have a yellow 6 inch wide stripe painted extending the length of the designated fire lane. The surface adjacent to the stripe shall be marked with minimum 18 inch in height block lettering with a minimum 3 inch brush stroke reading: "NO PARKING - FIRE LANE." Lettering shall be in yellow and spaced at 50 foot intervals or portions thereof, or

(c) Curbs shall be painted and/or surfaces striped as noted above and fire lane signs shall be installed as



follows:

(i) Reflective in nature.

(ii) Red letters on white background.

(iii) Signs shall be spaced at 50 foot intervals or portions thereof apart and posted on or immediately next to the curb.

(iv) Top of signs shall be not less than 4 feet or more than 6 feet from the ground.

(v) Signs may be placed on a building when approved by the fire code official.

(vi) When posts are required they shall be a minimum of 2 inch galvanized steel or 4 inch x 4 inch pressure treated wood. Signs shall be placed so they face the direction of the vehicular travel.

(d) Diagonal yellow striping across the width of the Fire Lane shall be used when required by the fire code official. They shall be used in conjunction with a 6 inch yellow stripe and lettering indicated in item "b." They shall run at a 30 to 60 degree angle and shall be parallel with each other. The stripes shall be a minimum of 6 inches in width and a minimum of 24 inches apart.

(4) IFC Section 503.4, Obstruction of fire apparatus roads, is amended to read as follows:

503.4 Obstruction of fire apparatus roads/fire lanes. Fire apparatus access roads/fire lanes 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.

(a) The obstruction of a designated fire lane by a parked vehicle or any other object is prohibited and shall constitute a traffic and fire hazard and be deemed an immediate hazard to life and property.

BMC 15.20 FIRE CODE

(b) No person shall stop, stand, or park a vehicle whether occupied or not within a designated Fire Lane, except; momentarily to pick up or discharge a passenger or passengers provided the driver does not leave the vehicle.

(c) No person shall allow continued violations of this section on private property which they own or manage.

(d) Any vehicle or object obstructing a designated fire lane is hereby declared a traffic and fire hazard and may be immediately impounded pursuant to applicable state law, without prior notification to its owner. Pursuant to state law, the owner may be held responsible for all impound fees.

(e) The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and, shall prevent the parking of vehicles or placement of other obstructions in such fire lanes.

(f) Fire lane markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a fire lane.

(g) Parking control officers, as defined in BMC 10.15.120, are authorized to issue notices of traffic infraction for violations of this section in accordance with BMC 10.15.120. Such notices also may be issued by any police officer.

(h) Penalties for infractions of this section shall be in accordance with BMC 10.15.140.

(i) Each day or part of a day during which the unlawful act or violation occurs shall constitute a separate offense.

15.20.120 Section 506 amended – Key boxes – Where required.

(1) IFC Section 506.1, Where required, is amended by the addition of a second paragraph and exception as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official.

All occupancies equipped with an automatic sprinkler system or fire alarm system shall have a key box mounted in a location approved by the fire code official.

Exception: One and two family dwelling.

15.20.130 Section 507 amended – Fire protection water supplies.

(1) IFC Section 507.2, Type of water supply, is amended to read as follows:

507.2 Type of water supply. The type of water supply shall be approved by the building official, fire chief, and the water purveyor. Existing substandard water supply mains and/or hydrant installations, which serve new constructions, shall be upgraded. Fire hydrants and their supplying mains shall be installed to the standard of the water purveyor and shall be dedicated along with repair easements, where needed,

BMC 15.20 FIRE CODE

to the purveyor. This section shall not apply to conditions existing prior to the effective date of this chapter.

(2) IFC Section 507.3, Fire Flow, is amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by use of Appendix B.

Exceptions:

1. 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. In rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the International Wildland-Urban Interface Code.

(3) IFC Section 507.5.1, Where required, is amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Fire hydrant locations and distribution shall be in accordance with Appendix C.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 350 feet.
2. For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system the distance requirement may be modified by the fire code official.

15.20.140 Section 508.1 amended – Fire command center – Penetrations.

(1) IFC Section 508.1, General, is amended by the addition of a new subsection 508.1.2.1 Penetrations, to read as follows:

508.1.2.1 Penetrations. Penetrations into and openings through a fire command center are prohibited except for required exit doors, equipment and ductwork necessary for heating, cooling or ventilation, sprinkler branch line piping, electrical raceway for fire department communication and control and electrical raceway serving the fire command center or being controlled from the fire command center. Such penetrations shall be protected in accordance with Section 714 of the International Building Code.

Exception: Metallic piping with no joints or openings.

15.20.150 Section 602 amended – Building services and systems – Definitions.

(1) IFC Section 602.1, Definitions, is amended by addition of the following:

POWER TAP.

BMC 15.20 FIRE CODE

15.20.160 Section 604.2.9 amended – Emergency and standby power systems – High rise buildings.

(1) IFC Section 604.2.9, High-rise buildings, is amended to include new subsection 604.2.9.1, Penetrations, as follows:

604.2.9.1 Penetrations. Penetrations into and openings through a room containing a standby power system are prohibited except for required exit doors, equipment and ductwork necessary for heating, cooling or ventilation, sprinkler branch line piping, or electrical raceway serving the standby power system or being controlled by the standby power system. Such penetrations shall be protected in accordance with Section 714 of the International Building Code.

Exception: Metallic piping with no joints or openings where it passes through the standby power system room.

15.20.170 Section 901 amended – Fire protection systems.

(1) IFC section 901.4.3, Fire Areas, is amended to include the a second paragraph as follows:

901.4.3 Fire Area 901.4.3 Fire areas. Where buildings, or portions thereof, are divided into fire areas so as not to exceed the limits established for requiring a fire protection system in accordance with this chapter, such fire areas shall be separated by fire barriers constructed in accordance with Section 707 of the International Building Code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both, having a fire-resistance rating of not less than that determined in accordance with Section 707.3.10 of the International Building Code.

For the purpose of this section, fire barriers shall not be used to reduce the calculation of floor areas in this chapter for newly constructed buildings with a gross floor area of 5,000 square feet or greater and existing buildings undergoing a modification or change of use with a cumulative work area of 5,000 square feet or greater.

(2) IFC Section 901.4, Installation, is amended by the addition of a new subsection 901.4.7, Additions, change of use, alterations and repairs to buildings, to read as follows:

901.4.7 Additions, change of use, alterations and repairs to buildings. Additions, change of use, alterations and repairs to buildings shall comply with the International Existing Building Code.

15.20.180 Section 903.2 amended – Automatic sprinkler systems – Where required.

(1) IFC Section 903.2, Where required, 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 Sections 903.2.1 through 903.2.12, WAC 51-50-903, and in all new and substantially altered buildings with a gross work area of 5,000 square feet or greater, regardless of type or use.

Exceptions: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-

BMC 15.20 FIRE CODE

hour fire barriers constructed in accordance with IBC Section 707 Fire Barriers or not less than 2-hour horizontal assemblies constructed in accordance with IBC Section 711 Horizontal Assemblies, or both.

15.20.190 Section 907 amended – Fire alarm and detection systems.

(1) IFC Section 907.1.3, Equipment, is amended to read as follows:

907.1.3 Equipment. Systems and their components shall be listed and approved for the purpose for which they are installed. All new alarm systems shall be addressable. Each device shall have its own address and shall annunciate individual addresses at the approved supervising station.

(2) IFC Section 907.2, System installation, is amended by addition of the following section:

907.2.24 System installation. Fire alarm systems shall be installed and maintained in accordance with this code by persons under the direct supervision of individuals that have factory training and certification on the system being installed. Plans submitted for Fire Alarm System permits shall be prepared under the supervision of individuals possessing a NICET (National Institute for Certification in Engineering Technologies) Level III certification in Fire Alarm Systems; or shall be licensed by the State of Washington as a Professional Fire Protection or Electrical Engineer or certified by the State of Washington. Plans shall identify certification and/or licensing information.

(3) IFC Section 907.8.5, Maintenance, inspection and testing, is amended by addition of a second paragraph to read as follows:

907.8.5 Maintenance, inspection and testing. The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be made available to the fire code official.

It shall be the responsibility of an owner of the apartment building, upon every change in tenancy of a dwelling unit, to inspect the fire warning system within such dwelling unit to determine if the same is in operating condition. If the same is not in operating condition, the owner shall repair or replace the same and shall not allow occupancy of such dwelling unit until the fire warning system therein is operating properly. During the term of any tenancy of a dwelling unit in an apartment building, it shall be the responsibility of the tenant, and not the owner, to maintain the fire warning system therein in operating condition.

15.20.200 Section 5704.2 amended – Flammable and combustible liquids – Storage.

(1) IFC Section 5704.2.9.6.1, Locations where above-ground tanks are prohibited, is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are regulated. Storage of Class I and II liquids in above-ground tanks outside of buildings is subject to the requirements of Chapter 19.40 BMC - "Critical Areas."

(2) IFC Section 5704.2.11.2, Locations, is amended to read as follows:

5704.2.11.2 Location. Flammable and combustible liquid storage tanks located underground, either outside or under buildings, shall be in accordance with all of the following:

BMC 15.20 FIRE CODE

1. Tanks shall be located with respect to existing foundations and supports such that the loads carried by the latter cannot be transmitted to the tank.
2. The distance from any part of a tank storing liquids to the nearest wall of a basement, pit, cellar, or lot line shall not be less than 3 feet (914 mm).
3. A minimum distance of 1 foot (305 mm), shell to shell, shall be maintained between underground tanks.
4. Tank location shall be in accordance with the limitations of Chapter 19.40 BMC - "Critical areas."

15.20.210 Section 5706.2.4.4 amended – Special operations – Storage and dispensing of flammable and combustible liquids on farms and construction sites – Locations where above-ground tanks are prohibited.

(1) IFC Section 5706.2.4.4, Locations where above ground tanks are prohibited, is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are regulated. The storage of Class I and II liquids in above-ground tanks is subject to the requirements of Chapter 19.40 BMC - "Critical Areas."

15.20.220 Section 5806.2 amended – Flammable cryogenic fluids – Limitations.

(1) IFC Section 5806.2, Limitations, is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is subject to the requirements of Chapter 19.40 BMC - "Critical Areas."

15.20.230 Section 6104.2 amended – Location of LP-gas containers – Maximum capacity within established limits.

(1) IFC Section 6104.2, Maximum capacity within established limits, is amended to read as follows:

6104.2 Maximum capacity within established limits. The aggregate capacity for the storage of Liquid Petroleum Gas (LPG) of any one installation shall not exceed 2,000 gallons water capacity, except that in particular installations this capacity limit may be altered at the discretion of the fire code official after consideration of special features such as topographical conditions, nature of the occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided, and facilities of the fire department.

END