Spokane Plan Commission Agenda
September 27, 2017
2:00 PM to 4:00 PM
City Council Briefing Center
808 W. Spokane Falls Blvd., Spokane WA 99201


**Public Comment Period:**

3 minutes each  Citizens are invited to address the Plan Commission on any topic not on the agenda

**Commission Briefing Session:**

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Presenter</th>
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<tbody>
<tr>
<td>2:00 -2:15</td>
<td>1) Approve <a href="/files/attachment/0.html">September 13, 2017 meeting minutes</a></td>
<td>Lori Kinnear</td>
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<td>2) City Council Report</td>
<td>Greg Francis</td>
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<td>3) Community Assembly Liaison Reports</td>
<td>Dennis Dellwo</td>
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<td>4) President Report</td>
<td>John Dietzman</td>
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<td>5) Transportation Subcommittee Report</td>
<td>Lisa Key</td>
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<td>6) Secretary Report</td>
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**Workshops:**

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<th>Time</th>
<th>Item</th>
<th>Presenter</th>
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<tr>
<td>2:15-2:45</td>
<td>1) Housing Quality Code Amendments</td>
<td>Alicia Ayars</td>
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<td>2:45-3:15</td>
<td>2) Sign Code Workshop</td>
<td>Amy Mullerleile</td>
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<td>3:15-3:30</td>
<td>3) Infill Code Amendment Update</td>
<td>Nathan Gwinn</td>
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**Adjournment:**

Next Plan Commission meeting will be on October 11, 2017 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed:

Username:  **COS Guest**
Password:  **m55NFkGA**

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or jjackson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.
Spokane Plan Commission

September 13, 2017
Meeting Minutes: Meeting called to order at 2:00 pm

Workshop Attendance:

- Board Members Present: Michael Baker; Christopher Batten; Jacob Brooks, John Dietzman, Carole Shook; Sylvia St.Clair
- Community Assembly Liaison Greg Francis; Community Council Liaison Lori Kinnear
- Board Members not Present: Todd Beyreuther; Dennis Dellwo; Christy Jerffers; Patricia Kienholz; Carole Shook
- Staff Members Present: Lisa Key, Darcie Jernberg

Public Comment:

- None

Briefing Session:

1. Community Assembly (CA) Liaison Reports - Greg Francis
   City Council asked for the Community Assembly to submit a letter back to City Council recommending that the neighborhood plans become an official and binding part of the Comprehensive Plan.

Public Comment:

- None

1. The August 9th meeting minutes approved unanimously
2. City Council Report - Lori Kinnear
   - Administration and City Council launched a Give Real Change Program to direct funding to help vulnerable individuals.
   - Parking meters are painted bright orange and accept coins and credit cards. This is to take the place of people giving money to pan handlers. The City has directed $13 million dollars to help homelessness.
   - The City Council did not approve $150,000 for “rocks” to prevent people from sleeping under the freeway. A series of safety measures included additional lighting, signage, shrub removal and replacing rocks with shrubbery to prevent crime.
   - The Homeless forum will be held on September 26, 2017 in place of the regular City Council meeting. This will be an opportunity for people to come and share their concerns.
   - A draft of the Historic Preservation Demolition Ordinance is online posted to the City Website.

3. President Report:
   - No President Report

4. Transportation Sub-committee Report - John Dietzman
   - Transportation Subcommittee meeting October 3rd, 2017.
   - The Street Standard Update will begin working on the presentation of the scope and schedule for the Downtown Core 100 Zone amendments, height limitation issue, and Latah Hangman trail overview.

5. Secretary Report - Lisa Key
   - Starting October 1, 2017 only City email addresses may be used, you can opt to forward your personal email, but your responses must be from your City email address only.
• Open Public Meetings and Public Records Training needs to be completed by all Plan Commission Members. An email will be sent out with instructions.
• Sign code hearing and CIP hearing will be on October 25th. Anticipated Demolition Ordinance hearing is still tentative
• The Mayor’s Urban Design Awards is October 19th 5:30-6:30pm in the Saranac Commons
• The IT Department will be sending a brief step by step email to the Plan Commission Members regarding the 90 day email passcode reset.

A Motion was made to ratify the findings based upon the Amended Ordinance from the City Plan Commission to the City Council to APPROVE proposed new chapter to the Spokane Municipal Code, Chapter 10.55, Parklets and Streateries.

Motion was approved unanimously 6/0

Workshops:

Garrett Jones Manager of the Parks Department for The City of Spokane discussed system wide trail head improvements and introduces 12 new projects with goals on each. Looking at location and priority. Resurfacing paved trails, fixing pot holes, and revitalizing existing infrastructure. Also, discussed additional signage and wayfinding’s.

Heather Trautman Director of Neighborhood Services and Code Enforcement for the City of Spokane discussed enhancing the day to day operations with more functionality of the life of the City’s vehicles and day to day administration.

Scott Simmons from Public Works City of Spokane discussed streets, solid waste collection, solid waste disposal, water, and waste water.

Amy Mullerleile with Planning and Development from the City of Spokane discussed the update to the City’s Sign Code, SMC 17C.240. Title 17C Land Use Standards Sign Code 09-07-2017. More discussion will take place with a follow up on September 27, 2017 and a hearing on October 11, 2017.

Mike Tresidder & Carl Otterstrom with Spokane Transit Authority gave a project update on the policy framework to be finalized this fall. An Open house will be held on October 18, 2017 for the Central City Line focusing on design of the station locations starting at 7pm. Project timelines are dependent on federal funds. Construction is hoping to begin in 2021. November 8, 2017 will be the next recommendation meeting held at Gonzaga’s Cataldo Hall

Meeting Adjourned at 4:31 P.M.
Subject
Update on the Housing Quality Definition and Standards (HQDS) Advisory Committee and overview of International Property Maintenance Code (IPMC).

Background
The Plan Commission was provided an overview of the Mayor’s Housing Quality Task Force (MHQT) on September 28, 2016.

On January 11, 2017 the Plan Commission was presented the final list of priority recommendations and the Findings of Facts, Conclusions & Recommendations of the MHQT which were then approved by City Council on January 30, 2017.

On August 9, 2017 the Plan Commission was presented with an overview regarding the work of the Housing Quality Project Team and Advisory Committee who have been working on the recommendation to develop and adopt code which will improve housing quality in Spokane.

At the conclusion of the Mayor’s Housing Quality Task Force in 2016 there were 19 priority recommendations. One of the recommendations was to define and establish a minimum definition and a set of standards for housing quality in Spokane. Since that time a HQDS Project Team was convened, they have concluded their work and the HQDS Advisory Committee has been assembled.

The HQDS Project Team consisted of twelve (12) members including two (2) City Council members, Councilmember Waldref and Councilmember Stratton. The remaining committee members included representation from the Landlords Association, Tenants Union, residential developer, Spokane Housing Ventures, Spokane Regional Health District, Spokane Home Builders, neighborhood/Community Assembly representative and City Code Enforcement staff.

The objective of the HQDS Project Team was to lead the work effort in identifying a minimum definition and set of standards for housing quality. The Project Team also recommended incentives and incentive programs aimed at improving housing quality. The minimum housing quality definition and standards would apply to all existing structures in the City of Spokane. The effort included a community engagement component which involved three community meetings,
an online survey and a blog that allowed for community input, feedback and buy-in. Furthermore, educational materials were distributed at the Title 18 Housing Forum on June 29, 2018.

As part of the process the Project Team reviewed several codes in order to develop the definition and set of standards, those codes included:

- **Housing and Urban Development (HUD) Housing Quality Standard (HQS 24 CFR 982):** HUD and other Public Housing Authorities (PHAs) use this code in order to provide decent, safe and sanitary housing at an affordable cost to low-income families. The standards establish a minimum quality criteria necessary for the health and safety of occupants.

- **National Healthy Housing Standard (NHHS):** This code was created by the National Center for Healthy Housing and the American Public Health Association. NHHS was developed to inform and deliver housing policy that reflects the connections between housing conditions and health.

- **International Property Maintenance Code (IPMC) from the International Code Council (ICC):** The IPMC is a model code that regulates the minimum maintenance requirements for all existing buildings.

Together the codes and definitions were used to define housing quality and develop the set of standards in draft form. In addition, the project team identified several incentives for property owners to utilize in order to improve overall housing quality. The business cases for each incentive program was provided to the Advisory Committee. The Advisory Committee has determined not to move forward with the incentives at this time due to lack of funding and staffing needed for implementation.

The Project Team has concluded their work in drafting the housing quality definition and standards and recommending the incentive/incentive programs. The Advisory Committee has been established to complete this process as outlined below.

The Advisory Committee is made up of City staff whose departments will be impacted by the adoption of the code. The committee consists of seven (7) members from the departments of Code Enforcement, Fire, Planning, and the Development Services Center. The Project Team has been invited to attend these meetings for their input and to keep them up-to-date on the code adoption as well as providing this information back to their constituents.

The Advisory Committee has completed the revision of housing quality codes. The draft code primarily consists of codes from the IPMC but also incorporates HUD and NHHS for housing quality. The Advisory Committee along with the City Legal Department has determined that Spokane Municipal Code (SMC) Chapter 17F.070 Existing Building and Conservation Code will be repealed and replaced
with the draft IPMC. Through this review process the Committee will amend sections in 17F.070 which should be kept as part of the code that are not addressees by the IPMC. Furthermore, the Committee will be amending penalty schedules which reference 17F.070 within Title 01 General Provisions and specifically Chapter 01.05 Civil Infraction Systems.

**Next Steps**

Staff is working on the public outreach and engagement portion of the update process. A presentation to the Community Assembly is scheduled for October along with an online open house and other digital engagement efforts. Public engagement will take place from September 27 – October 6, 2017.

The goal of the Advisory Committee is to complete the final draft code with track changes which will be reported to the Plan Commission at the October 25, 2017 meeting as a workshop.

A public hearing with the Plan Commission is scheduled for November 8, 2017. After which the code will be taken through the City Council process for adoption.
# Scope and Administration

Contains provisions for the application, enforcement and administration of subsequent requirements of the code. Identifies which buildings and structures come under the purview of the code.

## PART 1 – SCOPE AND APPLICATION

### 101 GENERAL

<table>
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<tr>
<th><strong>101.1 TITLE</strong></th>
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<td>These regulations shall be known as the <em>International Property Maintenance Code of City of Spokane</em>, hereinafter referred to as “this code.”</td>
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<th><strong>101.2 SCOPE</strong></th>
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<td>The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of owners, an owner’s authorized agent, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.</td>
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<tr>
<th><strong>101.3 INTENT</strong></th>
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<td>This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.</td>
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<tr>
<th><strong>101.4 SEVERABILITY</strong></th>
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<td>If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.</td>
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## 102 APPLICABILITY

### 102.1 GENERAL

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

### 102.2 MAINTENANCE

Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, owner’s authorized agent, operator or occupant shall cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner’s authorized agent shall be responsible for the maintenance of buildings, structures and premises.
### 102.3 APPLICATION OF OTHER CODES


### 102.4 EXISTING REMEDIES

The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.

### 102.5 WORKMANSHIP

Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer’s instructions.

### 102.6 HISTORIC BUILDINGS

The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

### 102.7 REFERENCED CODES AND STANDARDS

The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

[A] **102.7.1 Conflicts.** Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

[A] **102.7.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

### 102.8 REQUIREMENTS NOT COVERED BY CODE

Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

### 102.9 APPLICATION OF REFERENCES

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or
### 102.10 OTHER LAWS
The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

### PART 2 - ADMINISTRATION AND ENFORCEMENT
#### 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

**103.1 GENERAL**
The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the **code official**.

**103.2 APPOINTMENT**
The **code official** shall be appointed by the chief appointing authority of the jurisdiction.

**103.3 DEPUTIES**
In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the **code official** shall have the authority to appoint a deputy(s). Such employees shall have powers as delegated by the **code official**.

**103.4 LIABILITY**
The **code official**, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

[A] **103.4.1 Legal defense.** Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

### 103.5 FEES
The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule. [JURISDICTION TO INSERT APPROPRIATE SCHEDULE.]

### 104 DUTIES AND POWERS OF THE CODE OFFICIAL

**104.1 GENERAL**
The **code official** is hereby authorized and directed to enforce the provisions of this code. The **code official** shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.
### 104.2 Inspection

The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

### 104.3 Right of Entry

Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner’s authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

### 104.4 Identification

The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

### 104.5 Notices and Orders

The code official shall issue all necessary notices or orders to ensure compliance with this code.

### 104.6 Department Records

The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

### 105 Approval

#### 105.1 Modifications

Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner’s authorized agent, provided the code official shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

#### 105.2 Alternative Materials, Methods and Equipment

The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of
the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

### 105.3 REQUIRED TESTING

Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

**[A] 105.3.1 Test methods.** Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures performed by an approved agency.

**[A] 105.3.2 Test reports.** Reports of tests shall be retained by the code official for the period required for retention of public records.

### 105.4 USED MATERIAL AND EQUIPMENT

The use of used materials that meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official.

### 105.5 APPROVED MATERIALS AND EQUIPMENT

Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.

### 105.6 RESEARCH REPORTS

Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

### 106 VIOLATIONS

#### 106.1 UNLAWFUL ACTS

It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

#### 106.2 NOTICE OF VIOLATION

The code official shall serve a notice of violation or order in accordance with Section 107.

#### 106.3 PROSECUTION OF VIOLATION

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with,
the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

### 106.4 VIOLATION PENALTIES

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

### 106.5 ABATEMENT OF VIOLATION

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

### 107 NOTICES AND ORDERS

#### 107.1 NOTICE TO PERSON RESPONSIBLE

Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.

#### 107.2 FORM

Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner or owner’s authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

#### 107.3 METHOD OF SERVICE

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mailing addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered,...
post in a conspicuous place in or about the structure affected by such notice.

107.4 UNAUTHORIZED TAMPERING.
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.

107.5 PENALTIES
Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

108 UNSAFE STRUCTURES AND EQUIPMENT

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

[A] 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

[A] 108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

[A] 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

[A] 108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

[A] 108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous.
1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is
<table>
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<th>Draft City of Spokane Housing Quality Standards</th>
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<td>determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</td>
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<td>10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.</td>
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<td>11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.</td>
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</table>

### 108.2 CLOSING OF VACANT STRUCTURES

If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner’s authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

#### [A] 108.2.1 Authority to disconnect service utilities.

The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner’s authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

### 108.3 NOTICE

Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner, owner’s authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.
## 108.4 PLACARDING

Upon failure of the owner, owner’s authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word “Condemned” and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

[A] **108.4.1 Placard removal.** The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

## 108.5 PROHIBITED OCCUPANCY

Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, owner’s authorized agent or person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

## 108.6 ABATEMENT METHODS

The owner, owner’s authorized agent, operator or occupant of a building, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

## 108.7 RECORD

The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

## 109 EMERGENCY MEASURES

### 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 that 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 the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, 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 at each entrance to such structure a notice reading as follows: “This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official.” It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>109.2 TEMPORARY SAFEGUARDS</strong></td>
<td>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, to render such structure 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.</td>
</tr>
<tr>
<td><strong>109.3 CLOSING STREETS</strong></td>
<td>When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.</td>
</tr>
<tr>
<td><strong>109.4 EMERGENCY REPAIRS</strong></td>
<td>For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.</td>
</tr>
</tbody>
</table>
| **109.5 COSTS OF EMERGENCY REPAIRS** | **A.** As provided in RCW 35.80.030(1)(h), all costs to the City of repairs, alterations, or improvements; or vacating and closing; or removal or demolition are a lien against the property, to the maximum extent permitted by law. Lien costs includes costs of administration of the above listed items, including maintenance and monitoring ordered by the building official or his designee of any dwelling, building, or structure. Lien costs further include:  
1. the amount of relocation assistance payments that a property owner has not repaid to a municipality or other local government entity that has advanced relocation assistance payments to tenants under RCW 59.18.085, and  
2. all penalties and interest that accrue as a result of the failure of the property owner to timely repay the amount of these relocation assistance payments under RCW 59.18.085.  
**B.** Such fees shall be certified by the City treasurer to the County treasurer, and are a charge and lien against the property and are, unless sooner paid and discharged, collected as property taxes as provided by law. |
| **109.6 HEARING** | Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code. |
| **110 DEMOLITION** | }
110.1 GENERAL

The *code official* shall order the *owner* or owner's authorized agent of any premises upon which is located any structure, which in the *code official's* or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *code official* shall order the *owner* or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

110.2 NOTICES AND ORDERS

Notices and orders shall comply with Section 107.

110.3 FAILURE TO COMPLY

If the *owner* of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

110.4 SALVAGE MATERIALS

When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

111 MEANS OF APPEAL

111.1 APPLICATION FOR APPEAL

Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal following the city's current examining process, to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

112 STOP WORK ORDER

112.1 AUTHORITY

Whenever the *code official* finds any work regulated by this code being
performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

### 112.2 INSURANCE
A stop work order shall be in writing and shall be given to the owner of the property, to the owner’s authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

### 112.3 EMERGENCIES
Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

### 112.4 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 liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.

Comment [a4]: Will need to refer to current SMC to add the amounts in.
# DEFINITIONS

## SECTION 201

### GENERAL

#### 201.1 Scope.

Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

#### 201.2 Interchangeability.

Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

#### 201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the *International Building Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *Uniform International Plumbing Code*, *International Residential Code*, *International Pool and Spa Code* and *International Zoning Code* or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

#### 201.4 Terms not defined.

Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

#### 201.5 Parts.

Whenever the words “dwelling unit,” “dwelling,” “premises,” “building,” “rooming house,” “rooming unit,” “housekeeping unit” or “story” are stated in this code, they shall be construed as though they were followed by the words “or any part thereof.”

## SECTION 202

### GENERAL DEFINITIONS

#### ANCHORED.

Secured in a manner that provides positive connection.

#### [A] APPROVED.

Acceptable to the *code official*.

#### BASEMENT.

That portion of a building which is partly or completely below grade.

#### BATHROOM.

A room containing plumbing fixtures including a bathtub or shower.

#### BEDROOM.

Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

#### [A] CODE OFFICIAL.

The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

#### CONDEMN.

To adjudge unfit for *occupancy*. 
**COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS.** The costs shall include the actual costs of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a code official, the governing body or board of appeals.

**DETACHED.** When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

**DETERIORATION.** To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

**[BG] DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**[Z] EASEMENT.** That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

**EQUIPMENT SUPPORT.** Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

**EXTERIOR PROPERTY.** The open space on the premises and on adjoining property under the control of owners or operators of such premises.

**GARBAGE.** The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

**[BE] GUARD.** A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

**[BG] HABITABLE SPACE.** Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

**HISTORIC BUILDING.** Any building or structure that is one or more of the following:
1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register or state or locally designated historic district.

**HOUSEKEEPING UNIT.** A room or group of rooms forming a single habitable space equipped and intended
to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

**IMMINENT DANGER.** A condition which could cause serious or life-threatening injury or death at any time.

**INFESTATION.** The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

**INOPERABLE MOTOR VEHICLE.** A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

**[A] LABELED.** Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

**LET FOR OCCUPANCY or LET.** To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

**NEGLECT.** The lack of proper maintenance for a building or structure.

**[A] OCCUPANCY.** The purpose for which a building or portion thereof is utilized or occupied.

**OCCUPANT.** Any individual living or sleeping in a building, or having possession of a space within a building.

**OPENABLE AREA.** That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

**OPERATOR.** Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

**[A] OWNER.** Any person, agent, operator, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

**PERSON.** An individual, corporation, partnership or any other group acting as a unit.

**PEST ELIMINATION.** The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>[A] PREMISES</strong></td>
<td>A lot, plot or parcel of land, <em>easement</em> or <em>public way</em>, including any structures thereon.</td>
</tr>
<tr>
<td><strong>[A] PUBLIC WAY</strong></td>
<td>Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.</td>
</tr>
<tr>
<td><strong>ROOMING HOUSE</strong></td>
<td>A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.</td>
</tr>
<tr>
<td><strong>ROOMING UNIT</strong></td>
<td>Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.</td>
</tr>
<tr>
<td><strong>RUBBISH</strong></td>
<td>Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, <em>yard</em> trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.</td>
</tr>
<tr>
<td><strong>[BG] SLEEPING UNIT</strong></td>
<td>A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a <em>dwelling unit</em> are not <em>sleeping units</em>.</td>
</tr>
<tr>
<td><strong>STRict LIABILITY OFFense</strong></td>
<td>An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.</td>
</tr>
<tr>
<td><strong>[A] STRUCTURE</strong></td>
<td>That which is built or constructed or a portion thereof.</td>
</tr>
<tr>
<td><strong>TENANT</strong></td>
<td>A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.</td>
</tr>
<tr>
<td><strong>TOILET ROOM</strong></td>
<td>A room containing a water closet or urinal but not a bathtub or shower.</td>
</tr>
<tr>
<td><strong>ULTIMATE DEFORMATION</strong></td>
<td>The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.</td>
</tr>
<tr>
<td><strong>[M] VENTILATION</strong></td>
<td>The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.</td>
</tr>
<tr>
<td><strong>WORKMANLIKE</strong></td>
<td>Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.</td>
</tr>
<tr>
<td><strong>[Z] YARD</strong></td>
<td>An open space on the same lot with a structure.</td>
</tr>
</tbody>
</table>
**FIRE SAFETY REQUIREMENTS**

Establishes a minimum requirements for fire safety facilities and fire protection systems.

### SECTION 701 - GENERAL

<table>
<thead>
<tr>
<th>701.1 SCOPE</th>
<th>The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.</th>
</tr>
</thead>
<tbody>
<tr>
<td>701.2 RESPONSIBILITY</td>
<td>The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.</td>
</tr>
</tbody>
</table>

### SECTION 702 – MEANS OF EGRESS

<table>
<thead>
<tr>
<th>702.1 General.</th>
<th>A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the <em>International Fire Code</em>.</th>
</tr>
</thead>
<tbody>
<tr>
<td>702.2 Aisles.</td>
<td>The required width of aisles in accordance with the <em>International Fire Code</em> shall be unobstructed.</td>
</tr>
<tr>
<td>702.3 Locked doors.</td>
<td>All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the <em>International Building Code</em>.</td>
</tr>
<tr>
<td>702.4 Emergency escape openings.</td>
<td>Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.</td>
</tr>
</tbody>
</table>

### SECTION 703 – FIRE-RESISTANCE RATINGS

| 703.2 Opening protectives. | Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. |

### SECTION 704 – FIRE PROTECTION SYSTEMS

| 704.1 General. | All systems, devices and equipment to detect a fire, actuate an alarm, or |
suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

[F] 704.1.1 Automatic sprinkler systems. Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.

| 704.2 Smoke alarms | 704.2 Smoke alarms. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:
|                  | 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
|                  | 2. In each room used for sleeping purposes.
|                  | In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] NOTES:
Vet with Advisory Committee
I would defer to current fire codes. We talked about the older homes not having their smoke alarms connected to the main power source but battery operated individually.

In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

**Exception:** Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

Comment [a1]: Public Engagement: Code Officers can enforce anything in this chapter. Fire and building codes are primarily a construction code and the IPMC is for existing codes so it is filling a gap. Recommendation to continue joint site visits with Code Officers and Fire inspectors. Action Item Jason: to speak to Luis about effects on staffing. Effects on documentation, what are the needs and costs associated with those needs.

Comment [AA2]: NOTES:
Vet with Advisory Committee
I would defer to current fire codes. We talked about the older homes not having their smoke alarms connected to the main power source but battery operated individually.
## MECHANICAL & ELECTRICAL REQUIREMENTS

Establishes minimum criteria for the installation and maintenance of the following: heating and air conditioning equipment, appliances and systems; water-heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures and electrical receptacle outlets.

### SECTION 601 - GENERAL

**601.1 Scope**

The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

**601.2 Responsibility**

The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

### SECTION 602 – HEATING FACILITIES

**602.1 Facilities required.**

Heating facilities shall be provided in structures as required by this section.

**602.2 Residential occupancies.**

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

**Exception:** In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

**602.3 Heat supply.**

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from [DATE] to [DATE] to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

**Exceptions:**

1. 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 by the WAC 51-11C-80100, as indicated in Appendix D of the International Uniform Plumbing Code.

2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

**602.5 Room temperature**

The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center...
### SECTION 603 – MECHANICAL EQUIPMENT

#### 603.1 Mechanical appliances.
- All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

#### 603.2 Removal of combustion products.
- All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.
  - **Exception:** Fuel-burning equipment and appliances which are labeled for unvented operation.

#### 603.3 Clearances.
- All required clearances to combustible materials shall be maintained.

#### 603.4 Safety controls.
- All safety controls for fuel-burning equipment shall be maintained in effective operation.

#### 603.5 Combustion air.
- A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

#### 603.6 Energy conservation devices.
- Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

### SECTION 604 – ELECTRICAL FACILITIES

#### 604.2 Service.
- The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

#### 604.3 Electrical system hazards.
- Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
  - **604.3.1 Abatement of electrical hazards associated with water exposure.** The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.
  - **604.3.1.1 Electrical equipment.** Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Uniform Building Code.*
**Exception:** The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer’s representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers, rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the International Uniform Building Code. **Exception:** Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer’s representative indicates that the
### SECTION 605 – ELECTRICAL EQUIPMENT

**605.1 Installation.** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

**605.2 Receptacles.** Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

**605.3 Luminaires.** Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaries over 15 V shall have ground fault circuit interrupter protection.

**605.4 Wiring.** Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

### SECTION 607 – DUCT SYSTEMS

**607.1 General.** Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

---

- Concern by Code Enforcement Officials on the intricacies of enforcing a code i.e. voltage specifics required in the code.
  - Code Officers are already trained via zoning inspector and property maintenance inspector. (Email Jason for specifics on this).
  - Additional trainings; residential building inspector. Teaches you how to use the code books.
PLUMBING FACILITIES & FIXTURE REQUIREMENTS

Establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water-heating appliances, and sewage disposal system and related plumbing fixtures.

### SECTION 501 – GENERAL

| **501.1 Scope** | The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided. |
| **501.2 Responsibility** | The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter. |

### SECTION 502 – REQUIRED FACILITIES

| **502.1 Dwelling units.** | Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory. |

### SECTION 503 – TOILET ROOMS

| **503.1 Privacy.** | Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling. |
| **503.2 Location** | Toilet rooms and bathrooms serving, rooming units or housekeeping units, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway. |
| **503.4 Floor Surface.** | In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition. |

### SECTION 504 – PLUMBING SYSTEMS & FIXTURES

| **504.1 General.** | All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. |
### Section 504 – Plumbing

**504.2 Fixture clearances.** Plumbing fixtures shall have adequate clearances for usage and cleaning.

**504.3 Plumbing system hazards.** Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, *deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

### Section 505 – Water System

**505.1 General.** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *Uniform International Plumbing Code*.

**505.2 Contamination.** The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

**505.3 Supply.** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

**505.4 Water heating facilities.** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

### Section 506 – Sanitary Drainage System

**506.1 General.** All plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

**506.2 Maintenance.** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

### Section 507 – Storm Drainage
| 507.1 General. | Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. |
# LIGHT, VENTILATION & OCCUPANCY LIMITATIONS

Establishes the minimum criteria for light and ventilation and identifies occupancy limitations.

## SECTION 401 - GENERAL

### 401.1 Scope.

The provisions of this chapter shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

### 401.2 Responsibility.

The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

### 401.3 Alternative devices.

In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the International Building Code shall be permitted.

## SECTION 402 - LIGHT

### 402.1 Habitable spaces.

Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors or to a court and shall not be included as contributing to the required minimum total window area for the room.

**Exception:** Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served.

### 402.2 Common halls and stairways.

Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with at least an equivalent of a 60-watt incandescent standard light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times.

### 402.3 Other spaces.

All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

## SECTION 403 - VENTILATION

### 403.1 Habitable spaces.

Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.
403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

403.3 Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit and a cooking facility or appliance shall not be permitted to be present in the rooming unit.

Exceptions:
1. Where specifically approved in writing by the code official.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer’s instructions.

Exception: Listed and labeled condensing (ductless) clothes dryers.

SECTION 404 – OCCUPANCY LIMITATIONS

404.1 Privacy. Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths. A habitable room; other than a kitchen, shall be a minimum of 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

Exception
1. Homes built before YEAR
2. Tiny Homes

404.3 Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7 feet (2134 mm).

Exceptions:
1. In one- and two-family dwellings, beams or girders spaced a minimum of 4 feet (1219 mm) on center and projecting a maximum of 6 inches (152 mm) below the required ceiling height.
2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over a minimum of
one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.

404.4 Bedroom and living room requirements.

Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every living room shall contain at least 120 square feet (11.2 m²) and every bedroom shall contain a minimum of 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain a minimum of 50 square feet (4.6 m²) of floor area for each occupant thereof.

404.4.2 Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

**Exception:** Units that contain fewer than two bedrooms.

404.4.3 Water closet accessibility. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and non-habitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding.

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

**TABLE 404.5**

<table>
<thead>
<tr>
<th>MINIMUM AREA REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM AREA IN SQUARE FEET</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SPACE</th>
<th>1-2 occupants</th>
<th>3-5 occupants</th>
<th>6 or more occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living room</td>
<td>120</td>
<td>120</td>
<td>150</td>
</tr>
</tbody>
</table>

**Comment [a2]:** Can deal with this on a case by case basis. Talk with Luis for further information on why and what this would look like, include in report.
### Draft City of Spokane Housing Quality Standards

<table>
<thead>
<tr>
<th>Dining room (^a,b)</th>
<th>No requirement</th>
<th>80</th>
<th>100</th>
</tr>
</thead>
<tbody>
<tr>
<td>bedrooms</td>
<td>Shall comply with Section 404.4.1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For SI: 1 square foot = 0.093 m².

\(^a\) See Section 404.5.2 for combined living room/dining room spaces.  
\(^b\) See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

#### 404.5.1 Sleeping area.
The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

#### 404.5.2 Combined spaces.
Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

#### 404.6 Efficiency unit.
Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.

2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

4. The maximum number of occupants shall be three.

#### 404.7 Food preparation.
All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
# CHAPTER 3—GENERAL REQUIREMENTS

Requirements that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building’s structural and weather resistant performance.

## SECTION 301—GENERAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>301.1 Scope</td>
<td>The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.</td>
</tr>
<tr>
<td>301.2 Responsibility</td>
<td>The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.</td>
</tr>
<tr>
<td>301.3 Vacant structures and land</td>
<td>All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.</td>
</tr>
</tbody>
</table>

## SECTION 302—EXTERIOR PROPERTY AREAS

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>302.1 Sanitation</td>
<td>All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.</td>
</tr>
<tr>
<td>302.2 Grading and drainage</td>
<td>All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.</td>
</tr>
<tr>
<td>302.3 Sidewalks and driveways</td>
<td>All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</td>
</tr>
<tr>
<td>302.5 Rodent harborage</td>
<td>All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.</td>
</tr>
<tr>
<td>302.6 Exhaust vents</td>
<td>Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.</td>
</tr>
<tr>
<td>302.7 Accessory</td>
<td>All accessory structures, including detached garages, fences and walls, shall be kept in a clean, sanitary and safe condition.</td>
</tr>
</tbody>
</table>

### Comment [a1]: Enforcement: Regional Stormwater Manual. 17E. Reference this enforcement procedure, integrate this into the enforcement piece of the code.
structures. | maintained structurally sound and in good repair.
---|---
### 304.19 Gates
All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good operable condition. Latches at all entrances shall tightly secure the gates.
### 304.20 Fences
All fences, fence assemblies directly adjacent to the public right of way shall be maintained in good structural condition.
### 304.21 Pool Maintenance
Refer to the *International Pool Maintenance Code*.

**SECTION 304 - EXTERIOR STRUCTURE**

| 304.1 General | The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. |
| 304.1.1 Unsafe conditions. | The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:
1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and...
resisting all load effects;

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquee, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.

2. Demolition of unsafe conditions shall be permitted when approved by the code official.

### 304.2 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

### 304.3 Premises identification.

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

### 304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be
capable of safely supporting the imposed dead and live loads.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>304.5 Foundation walls.</td>
<td>All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.</td>
</tr>
<tr>
<td>304.6 Exterior walls.</td>
<td>All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.</td>
</tr>
<tr>
<td>304.7 Roofs and drainage.</td>
<td>The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.</td>
</tr>
<tr>
<td>304.8 Decorative features.</td>
<td>All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.</td>
</tr>
<tr>
<td>304.9 Overhang extensions.</td>
<td>All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.</td>
</tr>
<tr>
<td>304.10 Stairways, decks, porches and balconies.</td>
<td>Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.</td>
</tr>
<tr>
<td>304.11 Chimneys and towers.</td>
<td>All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.</td>
</tr>
<tr>
<td>304.12 Handrails and guards.</td>
<td>Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.</td>
</tr>
<tr>
<td>304.13 Window, skylight and door frames.</td>
<td>Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. <strong>304.13.1 Glazing.</strong> All glazing materials shall be maintained free from cracks and holes. <strong>304.13.2 Openable windows.</strong> Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</td>
</tr>
</tbody>
</table>
### 304.14 Insect screens.

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

### 304.15 Doors.

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

### 304.16 Basement hatchways.

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

### 304.17 Guards for basement windows.

Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved, protection against the entry of rodents.

### 304.18 Building security.

Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

**304.18.1 Doors.** Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

**304.18.2 Windows.** Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

**304.18.3 Basement hatchways.** Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

### 304.19 Gates.

All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good operable condition. Latches at all entrances shall tightly secure the gates.

### SECTION 305 – INTERIOR STRUCTURE

### 305.1 General.

The interior of a structure and equipment therein shall be maintained in
good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

### 305.1 Unsafe conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:**

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

### 305.2 Structural members

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

### 305.3 Interior surfaces

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

### 305.4 Stairs and walking surfaces

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
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<th>305.5 Handrails and guards.</th>
<th>Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.</th>
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<td>305.6 Interior doors.</td>
<td>Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.</td>
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</table>

**SECTION 306 – COMPONENT SERVICABILITY**

<table>
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<th>306.1 General</th>
<th>The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.</th>
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<td>306.1.1 Unsafe conditions</td>
<td>Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code as required for existing buildings:</td>
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1. Soils that have been subjected to any of the following conditions:
   1.1. Collapse of footing or foundation system;
   1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion;
   1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;
   1.4. Inadequate soil as determined by a geotechnical investigation;
   1.5. Where the allowable bearing capacity of the soil is in doubt; or
   1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:
   2.1. Deterioration;
   2.2. Ultimate deformation;
   2.3. Fractures;
   2.4. Fissures;
   2.5. Spalling;
   2.6. Exposed reinforcement; or
   2.7. Detached, dislodged or failing connections.

3. Aluminum that has been subjected to any of the following conditions:
   3.1. Deterioration;
   3.2. Corrosion;
   3.3. Elastic deformation;
   3.4. Ultimate deformation;
   3.5. Stress or strain cracks;
   3.6. Joint fatigue; or

Comment [a4]: Yes, we did decide to keep it, they just wanted all of the criteria to be listed in a subsection if possible. So their idea was for the entry to only be the first paragraph and possibly keep the specifics in a table or something that can be referenced.
3.7. Detached, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:
   
   4.1. Deterioration;
   4.2. Ultimate deformation;
   4.3. Fractures in masonry or mortar joints;
   4.4. Fissures in masonry or mortar joints;
   4.5. Spalling;
   4.6. Exposed reinforcement; or
   4.7. Detached, dislodged or failing connections.

5. Steel that has been subjected to any of the following conditions:
   
   5.1. Deterioration;
   5.2. Elastic deformation;
   5.3. Ultimate deformation;
   5.4. Metal fatigue; or
   5.5. Detached, dislodged or failing connections.

6. Wood that has been subjected to any of the following conditions:
   
   6.1. Ultimate deformation;
   6.2. Deterioration;
   6.3. Damage from insects, rodents and other vermin;
   6.4. Fire damage beyond charring;
   6.5. Significant splits and checks;
   6.6. Horizontal shear cracks;
   6.7. Vertical shear cracks;
   6.8. Inadequate support;
   6.9. Detached, dislodged or failing connections; or
   6.10. Excessive cutting and notching.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

SECTION 307 HANDRAILS & GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Guards shall not be required where exempted by the adopted

Exception: Guards shall not be required where exempted by the adopted
### Draft City of Spokane Housing Quality Standards, Chapter 3

**SECTION 308 – RUBBISH & GARBAGE**

**308.1 Accumulation of rubbish or garbage.**

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

### SECTION 309 – PEST ELIMINATION

**309.1 Infestation.**

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

**309.2 Owner.**

The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

**309.3 Single occupant.**

The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.

**309.4 Multiple occupancy.**

The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

**309.5 Occupant.**

The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

**Exception:** Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

Comment [a5]:

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The table structure delineates the responsibilities of owners and occupants concerning the maintenance of pest-free environments, ensuring compliance with the city's housing quality standards.
Subject
Update to the City’s Sign Code, SMC 17C.240.

Background
Staff has been working on updates to the City’s sign code since early 2017. This update has been given a limited scope in order to ensure timely completion. The scope is comprised of responding to a moratorium adopted by the City Council in April 2017, ensuring content neutrality and compliance with a 2015 U.S. Supreme Court decision, and incorporating changes recommended by Current Planning staff.

A workshop was held on September 13, 2017 where the proposed code changes were presented. The Plan Commissioners expressed several concerns that will be discussed as well as staff’s proposed solutions. The concerns focused on the duration temporary signs are allowed to be displayed, the ability to remove temporary signage once it becomes dilapidated or irrelevant, the definition and application of the term “public nuisance” by code enforcement, and the integration of this code with the recently passed code language regarding existing neighborhood commercial structures.

Impact
The proposed changes will be applied citywide and have a corresponding impact.

Action
Staff is requesting Plan Commission’s feedback on the proposed solutions to the concerns expressed by Plan Commission at the September 13 workshop, as well as the entirety of the proposed changes. A public hearing with the Plan Commission is scheduled for October 11, 2017.

Funding
Not applicable
BRIEFING PAPER  
City of Spokane  
Plan Commission Workshop  
September 27, 2017

Subject  
Infill Code Amendment Update regarding implementation of steering committee report recommendations. Staff will give an overview of the Phase 1 Infill Development Code amendments.

Background  
The infill development steering committee, a Plan Commission subcommittee, met in 2016 to identify tools to enable and promote quality development on vacant and underdeveloped lots in a manner consistent with adopted policy. The steering committee’s report and 24 recommendations received unanimous recommendation and adoption by the Plan Commission and City Council, as a guide for future program development and potential regulatory implementation measures.

To address the implementation of the recommendations:

- Staff briefed the steering committee on June 30 at a joint meeting with the Housing Quality Taskforce. Steering committee members strongly expressed that the revisions they recommended to the Development Code advance as a priority.
- Staff provided an update July 13 at the joint City Council/Plan Commission study session on the proposed phased approach for the code amendments and engagement of stakeholders.
- At a Plan Commission workshop on July 26, staff presented the first phase of revisions, which focus on cottage housing, pocket residential development, and parking near defined types of transit. This phase will also include additional separate ordinances for transition buffers and development on hillsides.
- Staff met to prepare drafts for the Development Code revisions recommended by the steering committee. Please see the attached “Infill Development Code Revisions” flyer for a summary of the proposals and schedule in this first series of amendments.

Next Steps  
Staff will continue work on the draft ordinance and continue engaging community stakeholders for their feedback. The feedback will be shared with the Plan Commission at an upcoming workshop October 11.
To build stronger neighborhoods, be a more sustainable community and improve housing quality and diversity, the city must welcome all forms of residential investment. To accomplish this goal, we remove barriers in the development code, make meeting current maximum density easy, encourage new infill development and remove conditions for density.

**Phase 1 Code Revisions – Fall 2017**

The Infill Development Steering Committee (2016) has recommended the first-priority phase of proposed code revisions to include Cottage Housing, Pocket Residential Development, Expanding Ownership Opportunities, Dimensional Standards, and Transit-Oriented Parking Reductions. Changes in code will implement and be consistent with Comprehensive Plan policies (LU2.2, LU5.3, TR4, TR18, H1.8, NE18.1, PRS1.5). Below is a brief description of changes proposed in the first phase of code amendments to improve opportunities for infill development.

**Cottage Housing and Pocket Residential**

- **Remove Barriers to Development.** Streamline and expand subdivision opportunities for pocket residential and cottage housing development.
- **Pocket Residential.** Allow pocket residential development by right in Residential Single Family zones in proximity to center and corridor zoning and frequent transit service.
- **Cottage Housing.** To increase market options, allow subdivision of cottage units in addition to existing rental or condominium options. Remove or increase the maximum unit size. Allow a mix of attached units and attached garages.
- **Density Bonus.** Encourage livability provisions, including innovative design, and connected open space through a density bonus in appropriate locations, such as near centers and frequent transit service.
- **Transitional Compatibility.** Enhance the buffer area and design standards between the development and established residences to improve neighborhood compatibility.
- **Shared, Private Access and Utilities.** Providing access, utilities, and open space often requires shared facilities and private maintenance agreements for the facilities. Design of shared driveways and utilities will coordinate with an upcoming update of the City of Spokane’s Engineering Design Standards.
- **Parking Reductions in Concert with Multimodal Transportation Options.** Provide a new reference(s) for development that complies with the guidelines for parking reductions near frequent transit service to clarify and increase the visibility of the existing exception to all users (SMC 17C.230.130(C) Parking Exceptions).

**Dimensional & Transitional Requirements**

- **Transitional Requirements.** Review and refine transitional requirements at commercial/residential zone boundaries to improve neighborhood compatibility.
- **Height Transitions.** Reduce transition height requirements in commercial zones.
- **Dimensional Requirements.** Change dimensional requirements (such as frontage, setbacks, minimum lot sizes and lot coverage requirements) in RHD, RMF and Office zones to remove an obstacle to townhouses and allow more ownership options, and allow increased development.

**Buildable Area in Hillside Developments**

- In hillside developments, review and refine density calculation methodology for buildable areas (not including critical areas, areas of hazardous geology, and areas of excessive slope).
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**PROCESS COLOR KEY:**

- **Develop Draft Language**
- **Public Outreach & Engagement**
- **SEPA, Agency Review & Public Comment**
- **Plan Commission Review & Public Hearing**
- **City Council Review & Adoption**

**PHASE 1 INFILL CODE REVISIONS TIMELINE DRAFT:**

**Cottage Housing & Pocket Residential**

- Develop Draft Language
- Public Outreach & Engagement
- SEPA, Agency Review & Public Comment
- Plan Commission Review & Public Hearing
- City Council Review & Adoption

**Dimensional & Transitional Requirements**

- Develop Draft Language
- Public Outreach & Engagement
- SEPA, Agency Review & Public Comment
- Plan Commission Review & Public Hearing
- City Council Review & Adoption

**Buildable Area in Hillside Developments**

- Develop Draft Language
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