

Section 17F.020.080 Requirements during Construction

International Fire Code chapter 4433, Fire Safety During Construction and Demolition of a Building, requires approval of safety precautions during construction. These precautions shall include the following for mixed-use residential buildings being constructed in accordance with the provisions of this title:

- A. To minimize the size of fire and control radiant heat that could threaten buildings in close proximity:
 - 1. assure that apparatus set-up areas are available to direct master streams on exposures in the event of a fire. Access to all exterior exposures shall not exceed one hundred fifty feet from the fire truck setup locations;
 - 2. activate sprinklers as soon as practical.
- B. To control fire spread to other buildings, horizontal openings within twenty feet of other buildings will be provided with a minimum of three-quarter-inch plywood; these openings may remain open during work hours, but are required to be closed after hours. Care shall be taken to use appropriate materials and/or weather protection considering the stage of exposure to the weather.

Section 17F.030.010 Adoption of Standard Codes

- A. Boiler and pressure vessels installed within the city of Spokane shall comply with Sections I, II (Parts A, B, C and D), IV, V, VI, VII, VIII Divisions 1, 2, 3, IX, X, XII and PVHO-1 of the ASME Boiler and Pressure Vessel Code, current edition, together with the addenda thereto. Boilers and pressure vessels shall comply with the editions of the code in effect at the time the equipment was manufactured. (Reference WAC 296-104-200).
- B. The National Board Inspection Code, 2014 2015 Edition, with current addenda applies to the alteration, inspection and repair of boilers, unfired pressure vessels and appurtenances in the city.
- C. NFPA 85 Boiler and Combustion Systems Hazards Code current edition (for use with boilers with fuel input ratings of twelve million five hundred thousand BTU per hour or greater. (Reference WAC 296-104-200)
- D. These codes as modified by the additions, deletions and amendments set forth in this chapter, are the boiler and pressure vessel code of the City.
- E. The basis for SMC 17F.030 is WAC 296-104 with the exclusion of the unique administrative and fee items unique to Washington State inspectors and their inspection process.

Section 17F.040.010 Adoption of Building Codes and Related Washington State Codes

- A. There is adopted the Washington State Building Code (chapter 19.27 RCW and chapter 19.27A RCW) as modified by chapter 51-50 WAC. Specifically, the code includes the:
 - 1. International Building Code (IBC), 2012 2015 Edition, as published by the International Code Council, including Washington State amendments, ICC/ANSI A117.1-2003 2009, and appendices C, E, G, J, and the 2012 2015 International Existing Building Code;

2. International Residential Code, **2012 2015** Edition (except Part IV – Energy Efficiency, Part VII – Plumbing, and Part VIII – Electrical) as published by the International Code Council, and chapter 51-51 WAC;
 3. International Energy Conservation Code, **2012 2015** Edition, chapter 51-11C and 51-11R WAC.
- B. The codes, standards, and regulations adopted in subsection (A) of this section, as amended by this chapter, constitute the building code of the City of Spokane.

Section 17F.040.030 Historic Buildings

In order for a building to be considered historic under **IBC Section 3407 IEBC Section 202**, the landmarks commission must have placed the building on the Spokane Register of Historic Places. Other buildings, even though on state or federal registers, do not qualify.

Section 17F.040.040 Affordable Housing

“Affordable housing” is defined as housing that has a rental rate at or below thirty percent of fifty percent of area median income adjusted for family size, and which is committed to such rental rate for a period of at least ten years by means of a recorded regulatory agreement between the owner(s) and the City, enforceable by the occupants of the housing.

- A. ~~While the codes adopted in chapters 17F.030, 17F.040, 17F.050, 17F.060, 17F.070, 17F.080, 17F.090 and 17F.100 SMC remain the basic codes, in issuing permits and certificates of occupancy for the redevelopment, rehabilitation or renovation of structures for the purpose of affordable housing, the building official has discretion to waive or modify substantive and procedural code requirements when the deviation will not unreasonably increase the health or safety risks of those who occupy the residences.~~
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- B. ~~The discretion of the building official under this section includes, but is not necessarily limited to, those items identified in IBC Section 3403 (otherwise applicable to historic buildings) and chapter 17F.070 SMC (existing building code).~~
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- C. ~~The building official may require, as an offset to waiver or modification of other code requirements, installation of a fire sprinkler system (not otherwise required), a fire alarm system with central reporting, passive fire/smoke containment and such other items as appropriate to provide for reasonable levels of health and safety risk.~~

Section 17F.040.070 Permits

~~Section 105 of the IBC and IRC are amended to read as follows:~~

- A. ~~Section 105.1 – Permits Required.
No person may erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure subject to this code without first obtaining a separate permit for each building or structure from the department of building services.~~
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- B. ~~Section 105.2 – Exempted Work.
A building permit is not required for:~~

1. ~~one-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, so long as the floor area does not exceed two hundred square feet for both residential and commercial properties;~~
2. ~~window awnings supported by an exterior wall, which do not project more than fifty-four inches from the exterior wall and do not require additional support of Group R-3 and Group U occupancies;~~
3. ~~movable cases, counters, and partitions not over five feet nine inches high;~~
4. ~~oil derricks;~~
5. ~~painting, papering, tiling, carpeting, countertops, and similar finish work;~~
6. ~~sidewalks and driveways not more than thirty inches above grade, which are not part of an accessible route of travel;~~
7. ~~prefabricated swimming pools less than twenty-four inches deep;~~
8. ~~temporary motion picture, television, and theater stage sets and scenery;~~
9. ~~water tanks supported directly upon grade if the capacity does not exceed five thousand gallons and the ratio of height to diameter or width does not exceed two to one;~~
10. ~~retaining walls, which are not over four feet in height, measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, III-A liquids;~~
11. ~~shade cloth structures constructed for nursery or agricultural purposes and not included service systems;~~
12. ~~swings and playground equipment accessory to detached one- and two-family dwellings;~~
13. ~~decks not exceeding two hundred square feet in area that are not more than thirty inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by section R311.4~~

Unless specifically exempted elsewhere, the foregoing activities exempted from the requirement of a building permit by Section 105.2 are not exempt from the requirements of this code for electrical, mechanical, and plumbing permits. Exemption from a permit requirement is not exemption from other requirements of this code and other municipal code requirements for heights and setbacks.

Section 17F.040.105 Design Criteria

Table R301.2(1) is modified as follows to identify the design criteria associated with our geographical area:

TABLE R301.2(1)											
Ground Snow Load*	Wind Speed (Gust) (ult)	Seismic Design Category	SUBJECT TO DAMAGE FROM				Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frostline Depth	Termites	Decay					
39	85	BC	Severe	24"	Slight	None	10°F	Yes	2006	1232	47.2°

lbs/ft ²	110 mph				to Modera te	to Slight			1992 FIRM		F
*Minimum roof snow load: 30 lbs/ft ²											

Section 17F.040.125 Alternating Tread Devices

Section 1009.13 of the 2012 IBC is amended to read as follows:

Alternating tread devices are limited to an element of means of egress in buildings of:

- ~~A. Groups F, H and S from a mezzanine not more than two hundred fifty square feet (23m²) in area and which serves not more than five occupants;~~
- ~~B. Group I-3 from a guard tower, observation station or control room not more than two hundred fifty square feet (23m²) in area.~~

Section 17F.040.130 Special Skywalk Provisions

The special provisions of this section apply to the skywalk system.

A. Definitions.

1. "Skywalk area" is those areas within a building through which pedestrians may pass when en route from any skywalk bridge or vertical circulation point to another skywalk bridge or vertical circulation point.
 - a. On single-tenant floors this includes the entire floor.
 - b. On multi-tenant floors this includes all areas which are not separated from the pedestrian routes by walls, doors, windows, chain gates, rolling grilles or other devices.
2. "Skywalk bridge" is any elevated bridge-like structure connecting two buildings and primarily designed for pedestrian use.
3. "Skywalk system" is the entirety of the central business district interconnecting above the street-level pedestrian circulation system.

B. Required Separations.

1. Required building separations must be in accordance with IBC Section 302.1.707. Openings for the purpose of interconnecting the skywalk areas of buildings may occur so long as they be protected as required by IBC Section 302.1.1.4707 for area separation walls. The protection may be provided by any labeled fire door assembly of the proper rating.
2. Exceptions:
 - a. Protection of openings in walls between buildings of like construction types need not be provided if the buildings are sprinklered on the floors upon which the openings occur.
 - b. Protection of openings in walls between buildings of unlike construction types may be reduced from the required three-hour rating to a two-hour rating and from a one-and-one-half-hour rating to a one-hour rating if the buildings are sprinklered on the floors upon which the openings occur.

C. Exits.

1. Each building connected to the skywalk system by opening(s) or skywalk bridge(s) must have exits as required by the IBC.
2. Exceptions:
After business hours skywalk areas and tenant areas within a building may be closed off from each other or the rest of the building by security devices, but:
 - a. Skywalk areas must be served by at least one exit at all times, and
 - b. Tenant spaces must be served by at least one exit at all times. This exit may be into the skywalk area, but openings with closures other than leaf-type doors are not considered as exits after business hours. Proper separation of exits must be maintained in cases where two exits are required.

D. Corridors.

1. Skywalk areas within buildings are treated as corridors subject to the requirements of IBC Section ~~4048~~ 1020.
2. Exceptions:
 - a. When thirty feet or more in width, such areas are not treated as corridors.
 - b. When the skywalk area is fully sprinklered and smoke alarms are installed, the corridor walls may be of noncombustible construction instead of one-hour construction so long as sprinklers are installed on both sides of the corridor wall. Openings in the wall must be equipped with self-closing or automatic-closing (IBC Section 716) doors with gaskets in the frames. Only openings glazed with safety glazing or wire glass are permitted but there is no limit on the amount of glazing.
 - c. When the skywalk areas and the tenant space opening onto it are both fully sprinklered and smoke alarms are installed, no corridor walls or doors are required. If walls are provided, they must be of noncombustible construction.
3. In no case are partitions, rails, counters and similar space dividers construed to form corridor walls.

Section 17F.070.010 In General

- A. Generally, this title does not apply retroactively so as to require owners of buildings to replace, alter, or retrofit portions of buildings or systems within buildings to comply fully with the current code standards. As stated in the International Building Code Section ~~3403~~, the Washington State Amendments, and the International Existing Building Code, only new work of addition, alteration, repair, and new installations need comply with the current codes so long as:
 1. the work complied with the codes in effect at the time;
 2. the building, equipment, and devices have been maintained in a safe and sanitary condition;
 3. there is no change in use, occupancy, or load as would violate the current codes; and
 4. the building or premises or part thereof has not become dangerous.
- B. Conversely, every owner and occupant of premises is under a continuous obligation to prevent the property from becoming a nuisance and to maintain property in a reasonably safe condition.
- C. It is the purpose of this chapter, therefore, to:

1. specify the minimum maintenance and rehabilitation standards for all buildings and properties necessary to prevent blight and such environmental degradation as would jeopardize the health and safety of occupants and the community, as authorized by chapter 35.80 RCW and the general police power of the City; and
 2. adopt specific retroactive requirements necessary to provide reasonable safety to the occupants of buildings, which present special hazards; namely, apartment and hotel buildings over two stories in height.
- D. It is further the policy of the City to put vacant buildings to use, especially residences, by encouraging the rehabilitation of usable structures and to demolish those that are beyond repair so that new development can occur.

~~Section 17F.070.070 Efficiency Dwelling Unit Defined~~

~~An "efficiency dwelling unit" is a room having cooking facilities used for combined living, dining and sleeping purposes.~~

Section 17F.070.250 Light and Ventilation Requirements

IBC subsection ~~1203.4~~ 1203.5 provides for natural ventilation and subsection 1205 applies to all existing buildings except that the building official may approve artificial light, in lieu of natural light, in guestrooms, dormitories, and other habitable rooms.

Section 17F.070.260 Sanitation Requirements

In addition to IBC subsection 2902.1 and Washington State Amendments Table 2902.1 ~~and section 2903.1:~~

- A. splash backs and drain boards must have an impervious surface;
- B. every plumbing fixture must be connected to either a public sanitary sewer system or an approved private sewage disposal system;
- C. all plumbing fixtures must be connected to an approved water supply system and must be provided with hot and cold water, except that water closets need have only cold water;
- D. all plumbing fixtures must be of glazed earthenware or other similar approved nonabsorbent material and must be installed in accordance with the plumbing code;
- E. all sanitary facilities must be installed and maintained in a safe and sanitary condition.

~~Section 17F.070.270 Yards and Courts~~

~~IBC Section 1205.3 allows artificial light. Every required window must face on a yard, court, street, or alley at least three feet wide and unobstructed to the sky.~~

Section 17F.070.300 Fire Alarm Systems

Every existing apartment and hotel building over two stories in height must have an approved Type 2A alarm system, as provided in IFC Section Chart #10907, and such system must be maintained as provided in SMC 17F.080.250.

Section 17F.070.360 Stair Construction

To be allowed, a stairway serving dwelling units must have:

- ~~A. a minimum run of nine inches;~~
- ~~-~~
- ~~B. a maximum rise of eight inches;~~
- ~~-~~
- ~~C. a minimum width, exclusive of handrail(s), of thirty inches;~~
- ~~-~~
- ~~D. at least one handrail;~~
- ~~-~~
- ~~E. a landing having a minimum horizontal dimension of thirty inches at each point of access to the stairway.~~

Section 17F.090.010 Adoption of International Mechanical Code

- ~~A. The International Mechanical Code (IMC) and the International Fuel Gas Code (IFGC), 2012 2015 Editions, published by the International Code Council, as modified by chapter 51-52 WAC and the additions, deletions, and amendments set forth in this chapter, are the mechanical code of the City.~~
- ~~B. There are adopted as standards to supplement the International Mechanical Code:
 - ~~1. The standards for liquefied petroleum gas installations shall be the 2006 Edition of NFPA 58 (liquefied petroleum Gas Code) and the 2009 Edition of ANSI Z223.1/NFPA 54 (National Fuel gas Code.) as noted in the Washington State Amendment to section 101.2 of the IMC.~~
 - ~~2. 1. NFPA No. 31, 2006 Edition, Standard for the Installation of Oil Burning Equipment.~~
 - ~~3. 2. HVAC Standards Book, 1996 Edition, published by the Inland Northwest Heating, Ventilation and Air Conditioning Association.~~~~

Section 17F.100.010 Adoption of Uniform Plumbing Code

- ~~A. The Uniform Plumbing Code (UPC), 2012 2015 Edition, and related standards published by the International Association of Plumbing and Mechanical Officials, as modified by chapter 51-56 WAC and the additions, deletions, and amendments set forth in this chapter, is the plumbing code of the City.~~
- ~~B. Portions of the UPC not adopted are:
 - ~~1. Chapters 12 and 15;~~
 - ~~2. Combustion air and venting of appliances in Chapter 5; and~~
 - ~~3. Portions of the Code addressing building sewers.~~~~
- ~~C. Appendices A, B, and I of the UPC are adopted as part of the code.~~