

1 Sponsored by: Councilmember Ryan Mello  
2 Requested by: County Executive/Planning and Public Works Dept.

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8 **ORDINANCE NO. 2021-46s**

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13 **An Ordinance of the Pierce County Council Amending Title 17C of the**  
14 **Pierce County Code, "Construction and Infrastructure**  
15 **Regulations – Building and Fire Codes"; Adopting Findings**  
16 **of Fact; and Setting an Effective Date.**

17  
18 **Whereas**, the Chapters contained in Title 17C of the Pierce County Code (PCC)  
19 set forth the County's building construction, fire, and maintenance standards; and

20  
21 **Whereas**, these codes need to be periodically updated to ensure conformity with  
22 national and state building, fire, and maintenance standards; and

23  
24 **Whereas**, Revised Code of Washington (RCW) 19.27.031 provides that the  
25 State Building Code will now include the 2018 International Building Code, 2018  
26 International Residential Code, 2018 International Mechanical Code, and the 2018  
27 Uniform Plumbing Code, and are applicable to all local jurisdictions in the State of  
28 Washington; and

29  
30 **Whereas**, the "International Building Code"(Chapter 17C.20 PCC), "International  
31 Residential Code" (Chapter 17C.30 PCC), "Uniform Plumbing Code" (Chapter 17C.50  
32 PCC), "International Fire Code" (Chapter 17C.60 PCC), "Washington State Energy  
33 Codes" (Chapter 17C.70 PCC), and "International Swimming Pool and Spa Code"  
34 (Chapter 17C.75 PCC) are published by the International Code Council, and should be  
35 amended in order to provide regulations that are consistent with state and national  
36 standards; and

37  
38 **Whereas**, any jurisdiction may amend the State Building Code, provided the  
39 amendments do not reduce the minimum performance standards of the codes; and

40  
41 **Whereas**, the "International Fire Code" (Chapter 17C.60 PCC) is further  
42 amended to require additional fire protection features to prevent fire spread and  
43 decrease fire damage to single-family development where structures have a separation  
44 of less than ten feet; and



1           **Whereas**, the Pierce County Sustainability 2030 plan promotes the transition to  
2 electric vehicles as a strategy for reducing transportation generated greenhouse gas  
3 emissions; and  
4

5           **Whereas**, providing electric vehicle charging readiness at the time of  
6 construction of new one- and two-family dwellings supports increased use of electric  
7 vehicles and is more cost effective than retrofitting a structure with electric vehicle  
8 charging capability after construction is complete; and  
9

10           **Whereas**, the cost of providing an electric vehicle ready space in new one- and  
11 two-family construction is estimated to be \$50 to \$300 per space; and  
12

13           **Whereas**, retrofitting an existing structure with electric vehicle charging  
14 readiness is estimated to be 200 to 800 percent more expensive than the cost of  
15 providing electric vehicle charging readiness at the time of building construction; and  
16

17           **Whereas**, the "International Residential Code" (Chapter 17C.30 PCC) is  
18 amended to require electric vehicle charging readiness for new one- and two-family  
19 dwellings; and  
20

21           **Whereas**, it is in the best interest of the citizens of Pierce County and necessary  
22 and appropriate to protect the health, safety, and welfare of the citizens to adopt these  
23 amendments; **Now Therefore**,

24  
25           **BE IT ORDAINED by the Council of Pierce County:**  
26

27           Section 1. Title 17C of the Pierce County Code, "Construction and Infrastructure  
28 Regulations – Building and Fire Codes," is hereby amended as shown in Exhibit A,  
29 which is attached hereto and incorporated herein by reference.  
30

31           Section 2. Findings of Fact are hereby adopted as shown in Exhibit B, which is  
32 attached hereto and incorporated herein by reference.  
33

34           Section 3. If any provisions of this Ordinance or the amendments to the Pierce  
35 County Code are found to be illegal, invalid, or unenforceable, the remaining provisions  
36 of the Ordinance shall remain in full force and effect.  
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38



1 Section 4. The effective date of this Ordinance shall be July 30, 2021; except  
2 that amendments affecting single-family or multifamily residential buildings shall not  
3 become effective until approved by the State Building Code Council pursuant to the  
4 provisions of RCW 19.27.060.

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6  
7 PASSED this 29<sup>th</sup> day of June, 2021.

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10 ATTEST:

**PIERCE COUNTY COUNCIL**  
Pierce County, Washington

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12  
13 Denise D. Johnson  
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15 **Denise D. Johnson**  
16 Clerk to the Council

Derek Young  
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18 **Derek Young**  
19 Council Chair

Bruce F. Dammeier  
20  
21 **Bruce F. Dammeier**

Pierce County Executive

22 Approved  Vetoed \_\_\_\_\_, this  
23 7<sup>th</sup> day of July,  
24 2021.

25  
26 Date of Publication of  
27 Notice of Public Hearing: June 2, 2021

28  
29 Effective Date of Ordinance: see Section 4  
30



Only those portions of Title 17C that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables and/or figures is unchanged.

**Title 17C**

**Construction and Infrastructure Regulations – Building and Fire Codes**

**Chapter 17C.20**

**INTERNATIONAL BUILDING CODE**

**Sections:**

- 17C.20.010 Adoption of International Building Code.**
- 17C.20.020 General.**
- 17C.20.030 Referenced Codes.**
- 17C.20.040 Creation of Enforcement Agency.**
- 17C.20.050 Appointment.**
- 17C.20.060 Work Exempt from Permits.**
- 17C.20.070 Time Limitation of Application.**
- 17C.20.080 Expiration.**
- 17C.20.090 Building Permit Fees.**
- 17C.20.100 Building Permit Valuations.**
- 17C.20.110 Work Commencing Before Permit Issuance.**
- 17C.20.130 Board of Appeals.**
- 17C.20.140 Violations.**
- 17C.20.150 Premises Identification.**
- 17C.20.160 Maximum Height of Buildings.**
- 17C.20.170 Ground Snow Loads.**
- ~~**17C.20.180 Swimming Pool Enclosures.**~~
- 17C.20.190 Appendix G – Flood-Resistant Construction.**

**17C.20.020 General.**

Section 101.1 of the International Building Code and shall be amended as follows:

~~Section 101.2 Title.~~ These regulations shall be known as the "Building Code" of Pierce County, Washington, and referred to as "this code."

**17C.20.040 Creation of Enforcement Agency.**

Section 103.1 of the International Building Code and shall be is deleted. See PCC 17C.10.030, "Creation of Enforcement Agency."



1 **17C.20.140 Violations.**

2 Section ~~113-114~~ of the International Building Code is deleted. See PCC 17C.10.050,  
3 "Violations and Penalties."

4  
5 **17C.20.150 Premises Identification.**

6 Section ~~501.2-502.1~~ of the International Building Code is amended by adding a second  
7 paragraph as follows:

8  
9 Signs on private roads shall be installed in accordance with Chapter 10.44 of the Pierce  
10 County Code, "Addressing and Grid System for Pierce County." The premises identification  
11 requirements of this Section must be met prior to final inspection by the Building Division.

12  
13 ~~**17C.20.180 Swimming Pool Enclosures.**~~

14 ~~Section 3109.1 of the International Building Code is amended by adding the following~~  
15 ~~paragraph:~~

16  
17 ~~Swimming pools may not be located in any front yard as required by Title 18A of the Pierce~~  
18 ~~County Code, nor closer than eight feet measured from the edge of the water surface to any~~  
19 ~~other adjacent property line.~~

20  
21 ~~Section 3109.2 of the International Building Code is amended by replacing the definition of~~  
22 ~~"Swimming Pools" with the following:~~

23  
24 ~~**Swimming Pool** is any structure intended for swimming or recreational bathing that contains~~  
25 ~~water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground~~  
26 ~~swimming or wading pools. Commonly accepted hot tubs and spas are not included.~~

27  
28 ~~Section 3109.4 Residential Swimming Pools, is deleted. See Section 17C.30.010, "Adoption~~  
29 ~~of the International Residential Code" and Section 17C.30.150, "Barrier Requirements."~~



Chapter 17C.30

INTERNATIONAL RESIDENTIAL CODE

Sections:

- 17C.30.010 Adoption of International Residential Code.
- 17C.30.020 Creation of Enforcement Agency.
- 17C.30.030 Appointment.
- 17C.30.040 Work Exempt from Permit.
- 17C.30.045 Determination of Damage.
- 17C.30.050 Time Limitation of Application.
- 17C.30.060 Expiration.
- 17C.30.070 Building Permit Fees.
- 17C.30.080 Building Permit Valuation.
- ~~17C.30.090 Refunds.~~
- 17C.30.100 Board of Appeals.
- 17C.30.110 Violation Penalties.
- 17C.30.120 Maximum Height of Buildings.
- 17C.30.125 Table R301.2(1) – Climate and Geographic Design Criteria.
- 17C.30.130 Fire Sprinkler Systems.
- 17C.30.140 Premises Identification.
- 17C.30.150 Garages and Carports – Electric Vehicle Charging Infrastructure.
- 17C.30.160 Appendix E – Manufactured Housing Used as Dwellings.

~~17C.30.090 Refunds.~~

~~Section R108.5 of the International Residential Code is deleted and replaced with the following:~~

~~Section 108.5 The Building Official is authorized to establish a refund policy.~~

**17C.30.125 Table R301.2(1) – Climatic and Geographic Design Criteria.**

Footnote "g." to Table 301.2(1) shall be deleted and replaced with the following:

- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study, and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

References to coastal high-hazard areas (V or A zones) in Section R322 shall be designated as coastal flood hazard areas zones and any reference to zone V shall be designated as a zone X as described in Title 18E PCC.

**17C.30.150 Garages and Carports – Electric Vehicle Charging Infrastructure.**

Section R309 of the International Residential Code is supplemented as follows:



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Electric vehicle charging infrastructure is required. New dwelling units classified as R-3 occupancies shall be required to provide a minimum of one electric vehicle ready parking space for each dwelling unit. This parking space shall be provided with a minimum 208/240-volt dedicated branch circuit for electric vehicle supply equipment that is terminated at a receptacle or junction box within the parking space to allow for future installation of electric vehicle supply equipment. The branch circuit shall be identified as "Electric Vehicle Ready" in the service panel or subpanel directory, and the termination location shall be marked as "Electric Vehicle Ready". Installation shall be in accordance with the National Electrical Code.



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6 **Chapter 17C.50**

7  
8 **UNIFORM PLUMBING CODE**

9  
10 **17C.50.020 Authority Having Jurisdiction.**

11 Section ~~102.1~~ 103.1 of the Uniform Plumbing Code is deleted. See PCC 17C.10.030,  
12 "Creation of Enforcement Agency."

13  
14 **17C.50.030 Violations and Penalties.**

15 Section ~~102.3~~ 106.0 of the Uniform Plumbing Code is deleted. See PCC 17C.10.050,  
16 "Violations and Penalties."

17  
18 **17C.50.040 Expiration.**

19 Section ~~103.3.4~~ 104.4.3 of the Uniform Plumbing Code is deleted. See PCC 17C.10.030,  
20 "Permit Expiration."

21  
22 **17C.50.050 Permit Fees.**

23 Section ~~103.4.1~~ 104.5 of the Uniform Plumbing Code is deleted. See PCC 17C.10.070,  
24 Table 17C.10-1-D.

25  
26 **17C.50.060 Plan Review Fees.**

27 Section ~~103.4.2~~ 104.3.2 of the Uniform Plumbing Code is deleted. See PCC 17C.10.070,  
28 "Fees."

29  
30 **17C.50.070 Expiration of Plan Review.**

31 Section ~~103.4.3~~ 104.4.3 of the Uniform Plumbing Code is deleted. See PCC 17C.10.110,  
32 "Application Expiration."

33  
34 **17C.50.080 Investigation Fees: Work Without a Permit.**

35 Section ~~103.4.4~~ 104.5.2 of the Uniform Plumbing Code is deleted. See PCC 17C.10.080,  
36 "Investigation Fee."

37  
38 **17C.50.090 Fee Refunds.**

39 Section ~~103.4.5~~ 104.5.3 of the Uniform Plumbing Code is deleted and replaced by the  
40 following:

41 Section ~~103.4.5~~ 104.5.3 The Building Official is authorized to establish a refund policy.

42  
**17C.50.100 Means of Appeal.**

Section 107.0 of the Uniform Plumbing Code is deleted. See PCC 17C.10.060, "Appeals."



Chapter 17C.60

INTERNATIONAL FIRE CODE

Sections:

- 17C.60.010 Adoption of International Fire Code.
- ~~17C.60.020 Conflicts with Other Codes.~~
- 17C.60.025 Code Defined Terms.
- 17C.60.030 Definitions.
- 17C.60.050 General.
- 17C.60.051 Appointment.
- 17C.60.070 Investigations.
- 17C.60.085 Permit Fees.
- 17C.60.090 Commercial Inspection Program (CIP) Inspection Fees.
- 17C.60.100 Building and Fire Codes Board of Appeals.
- 17C.60.110 Compliance with Tags.
- 17C.60.120 Violations and Penalties.
- 17C.60.121 Failure to Comply.
- 17C.60.130 Biodiesel Production Prohibited in Residential Occupancies.
- 17C.60.150 Emergency Vehicle Access.
- 17C.60.160 Fire Flow Requirements.
- 17C.60.165 Minimum Standards for Fire Flows, Water Mains and Fire Hydrants.
- 17C.60.180 Automatic Sprinkler Systems for Group R Occupancies.
- 17C.60.185 Automatic Sprinkler Systems for Other Occupancies.
- 17C.60.190 Sprinkler Underground.
- 17C.60.195 Emergency Responder Radio Coverage.
- 17C.60.200 Fire Alarm Systems.
- 17C.60.205 Gates.
- 17C.60.210 Dry Standpipes.
- 17C.60.215 Planned Development Districts (PDDs).
- 17C.60.220 Subdivision of Unprotected Parcels.
- 17C.60.222 Subdivision Plat Notes.
- 17C.60.225 Road Signs.
- 17C.60.230 Fireworks.
- 17C.60.240 Public Display.
- 17C.60.250 Severability.

~~17C.60.020 Conflicts with Other Codes.~~

~~In case of conflict among the Codes enumerated in PCC 17C.10.010, the first named Code shall govern over those following.~~

17C.60.030 Definitions.

**Area Separation.** Each portion of a building separated by one or more fire walls without openings, constructed in accordance with the International Building Code, are considered as separate fire-flow calculation areas. Fire walls are not permitted to reduce the fire-flow calculation area of dwellings.



1 **Fire Code Official.** Wherever the words "fire code official" appear in the International Fire  
2 Code or this Chapter, they shall mean Fire Marshal of the Office of Fire Prevention and Arson  
3 Control (also known as the Fire Prevention Bureau) and their duly authorized representatives.

4 **Fire Flow.** "Fire flow" is the quantity of water in gallons per minute (GPM) needed to  
5 control an anticipated fire in a building or group of buildings or at a facility.

6 **Fire Marshal.** "Fire Marshal" shall mean the Director of the Pierce County Office of Fire  
7 Prevention and Arson Control (Fire Prevention Bureau) and their duly authorized  
8 representatives.

9 **G.P.M.** "G.P.M." shall mean gallons per minute.

10 **Jurisdiction.** Wherever the word "jurisdiction" is used in the International Fire Code, it shall  
11 mean unincorporated Pierce County and contract cities and towns.

12 **New Additions to Existing Water Systems.** "New Additions to Existing Water Systems"  
13 shall mean all additions to existing water systems except the addition of one hydrant that will  
14 meet the flow requirement, with no line extension. New additions shall include, but not be  
15 limited to, water main extensions, additional storage facilities, and replacement of existing water  
16 mains.

17 **P.S.I.** "P.S.I." shall mean pounds per square inch.

18 **Permit, Construction.** "Permit, Construction" means a permit required by Section 105.7 of  
19 the International Fire Code for installation, modification or removal of systems and equipment.

20 **Permit, Prescribed.** "Permit, Prescribed" means a permit required by Section 105.6 of the  
21 International Fire Code allowing an activity, operation, practice or function within specified  
22 beginning and ending dates not to exceed one year in duration.

23 **Permit, Renewable.** "Permit, Renewable" means a permit required by Section 105.6 of the  
24 International Fire Code allowing a continual activity, operation, practice or function.

25 **Rural Area.** "Rural area" means those areas not designated as urban by the Pierce County  
26 Comprehensive Plan.

27 **Substantial Alteration.** "Substantial alteration" applies only to structures legally constructed  
28 prior to November 16, 1992, and is any of the following conditions:

29 1. Residential Projects:

- 30 a. Cumulative alteration including additional square footage, replacement square  
31 footage, and/or remodel square footage ~~addition~~ to an existing building of 50 percent  
32 or more. All square footage included in the building permit application shall be  
33 included in this calculation. Such additions shall be cumulative (toward the  
34 substantial alteration threshold) from November 16, 1992, forward.
- 35 b. A change in the use or character of an existing building to a more intensive use  
36 based on the proposed development column of Table 17C.60.150-1.
- 37 c. Changing the use of a residential building (home or accessory structure) to a use  
38 requiring a license from Washington State (examples: daycares, adult family homes,  
39 group homes, etc.). ~~Cumulative replacement or remodel of 50 percent or more of the  
40 existing square footage. Such replacement or remodel shall be cumulative (toward  
41 the substantial alteration threshold) from November 16, 1992, forward.~~

42 2. Commercial Projects:

- 43 a. Cumulative alteration including additional square footage, replacement square  
44 footage, and/or remodel square footage ~~square footage addition to an existing  
45 building~~ of 50 percent or more. All square footage included in the building permit  
46 application shall be included in this calculation. Such additions shall be cumulative  
47 (toward the substantial alteration threshold) from November 16, 1992, forward.



- b. A change in the use or character of an existing building to a more intense use based on IBC Table 503-506.2.
- c. ~~Cumulative replacement or remodel of 50 percent or more of the existing square footage. Such replacement or remodel shall be cumulative (toward the substantial alteration threshold) from November 16, 1992, forward.~~
- d. ~~Alteration, remodel or structural change to a building, the permit valuation for which exceeds 50 percent of the current permit valuation of the existing building. Current valuation shall be determined by the Building Official based on the cost per square foot values in effect at the time of permit application.~~

**Unprotected Parcel.** An "unprotected parcel" is a parcel that is not included in a fire protection tax district.

**Urban Area.** "Urban area" means those areas so designated as urban on the "Generalized Proposed Land Use Map" of the Pierce County Comprehensive Plan.

**17C.60.085 Permit Fees.**

Section 105.8 of the International Fire Code is added to read as follows:

- A. **105.8 Permit Fees.** A fee as specified in Table 17C.60-1 shall be charged for each required permit. Construction permit fees for fire protection systems shall be in accordance with Table 17C.10-1-F.

Table 17C.60-1. Permit Types and Fees*		
Permit	Type	Fee*
Aerosol Products	Renewable	Included
Amusement Buildings	Renewable	Included
Commercial (Haunted House, etc.)	Prescribed	\$275.00
School (Haunted House, etc.)	Prescribed	\$137.50
Battery Systems	Renewable	Included
Candles or Open Flame in Assembly Area	Prescribed	\$151.25
	Renewable	Included
Carnivals and Fairs, etc. – Outdoors:		
Carnival – Commercial	Prescribed	\$275.00
Fair, Bazaars, Flea-Marts:		
Booths or Displays: 0 – 10	Prescribed	\$151.25
11 – 25	Prescribed	\$151.25
26 – 50	Prescribed	\$151.25
50 +	Prescribed	\$275.00
Special Event – Outdoors	Prescribed	\$275.00
Cellulose Nitrate Film	Renewable	Included



**Table 17C.60-1. Permit Types and Fees\***

<b>Permit</b>	<b>Type</b>	<b>Fee*</b>
Combustible Dust Producing Operations	Renewable	Included
Combustible Fibers	Renewable	Included
Combustible Material Storage	Renewable	Included
Compressed Gases	Renewable	Included
	Prescribed	\$275.00
	Construction	\$275.00
Covered Mall Buildings:		
Kiosks/Concession/Booths/etc.	Renewable	Included
Use Open Flame, etc.	Prescribed	\$137.50
Display Liquid or Gas Filled Equipment	Prescribed	\$137.50
Cryogenic Fluids	Renewable	Included
	Prescribed	\$275.00
Cutting and Welding	Renewable	Included
	Prescribed	\$137.50
Dry Cleaning Plants	Renewable	Included
Exhibits and Trade Shows		
Booths or Displays: 0 – 25	Prescribed	\$151.25
26 – 50	Prescribed	\$151.25
51 +	Prescribed	\$302.50
Explosives	Renewable	Included
	Prescribed	\$275.00
Fireworks Discharge (1.4G)	Prescribed	\$110.00
Fireworks Display (1.3G)	Prescribed	\$110.00
Fireworks Stand	Prescribed	\$100.00 or fee allowed by RCW 70.77
Flammable/Combustible Liquids – Pipeline, Operate	Renewable	Included
Flammable/Combustible Liquids – Store, Handle, Use	Renewable	Included
	Prescribed	\$275.00
Flammable/Combustible Liquids – Remove or Abandon Tank	Construction	\$275.00 (First Tank, \$151.25 ea addt'l)
(Residential Heating Oil)	Construction	(\$151.25)



**Table 17C.60-1. Permit Types and Fees\***

<b>Permit</b>	<b>Type</b>	<b>Fee*</b>
Flammable/Combustible Liquids – Tank, Piping Equipment, etc./Construct, Install, Alter, etc.	Construction	\$412.50 (First Tank, \$137.50 ea addt'l)
Flammable/Combustible Liquids – Tank Vehicles	Prescribed	\$275.00
Flammable/Combustible Liquids – Change Contents	Prescribed	\$137.50
Floor Finishing	Prescribed	\$275.00
Fruit and Crop Ripening	Renewable	Included
Fumigation and Thermal Insecticidal Fogging	Renewable	Included
Hazardous Material – Store, Handle, Use	Renewable	Included
	Prescribed	\$275.00
Hazardous Material – Remove, Abandon, Tank	Construction	\$275.00 (First Tank, \$137.50 ea addt'l)
Hazardous Material – Tank, Piping, Equipment, etc./Install, alter, etc.	Construction	\$275.00 (First Tank \$137.50 ea addt'l)
Hazardous Material – Change Contents	Prescribed	\$137.50
High Piled Combustible Storage	Renewable	Included
Hot-work Operations	Renewable	Included
	Prescribed	\$137.50
Industrial Ovens	Renewable	Included
	Construction	\$275.00
Inspection Only	Construction	<del>\$151.25</del> <b>\$154.00</b>
Liquefied Petroleum Gases – Tank-Install:		
0 – 500 Gallons	Construction	\$137.50
501 – 10,000	Construction	\$275.00
10,001 +	Construction	\$275.00
Liquefied Petroleum Gases – Dispensing	Construction	\$275.00
Liquefied Petroleum Gases – Tank-Maintain	Renewable	Included
Liquefied Petroleum Gases – Tank Vehicle	Prescribed	\$275.00



**Table 17C.60-1. Permit Types and Fees\***

<b>Permit</b>	<b>Type</b>	<b>Fee*</b>
Liquid or Gas Fueled Vehicles/Equipment in Bldg.	Prescribed	\$275.00
Lumber Yards and Woodworking Plants	Renewable	Included
Magnesium Working	Renewable	Included
Motor Vehicle Fuel – Dispensing	Renewable	Included
	Construction	\$137.50 per dispenser
Open Burning	Prescribed	\$137.50
Organic Coatings	Renewable	Included
Place of Assembly	Renewable	Included
Place of Assembly –		
School Carnival or Fair	Prescribed	\$151.25
Other Special Event	Prescribed	\$151.25
Pyrotechnical Special Effects Material	Prescribed	\$275.00
Pyroxylin Plastics	Renewable	Included
Refrigeration Equipment	Renewable	Included
Repair Garages	Renewable	Included
Rooftop Heliports	Renewable	Included
Spraying or Dipping	Renewable	Included
Temporary Membrane Structures, Tents and Canopies:		
2,000 square feet or less	Prescribed and Construction	\$137.50
2,001 square feet or more	Prescribed and Construction	\$275.00
Tire-rebuilding Plants	Renewable	Included
Tire Storage:		
201 to 2,499 tires	Prescribed	\$275.00
2,500 or more tires	Prescribed	\$275.00
Waste Handling	Renewable	Included
Wood Products	Renewable	Included

\*The word "Included" in the fee column indicates that the fees for renewable permits are included as a part of Commercial Inspection Program fees.

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1 **17C.60.130 Biodiesel Production Prohibited in Residential Occupancies.**

2 The production, processing or manufacturing of biodiesel fuel is hereby prohibited in all  
3 residential occupancies and their accessory structures. Biodiesel production, processing or  
4 manufacturing in any other occupancy class shall require an approved permit or permits.  
5

6 **17C.60.150 Emergency Vehicle Access.**

7 Section 503.1 through 503.4 of the International Fire Code (IFC) are deleted and replaced as  
8 follows:

9 A. **Applicability.** Emergency Vehicle Access (EV Access) shall be provided and  
10 maintained in accordance with this Chapter for any parcel(s) of land improved with  
11 building(s) or facilities. EV Access shall be required for every building, portion of a  
12 building, or facility that is located more than 150 feet from the edge of the driving  
13 surface of a public or private road or shared access facility providing access, as  
14 measured in an approved route around the exterior of the building or facility. If a private  
15 road or shared access facility leading to a subject property is a dead-end longer than 300  
16 feet without an approved turnaround, an approved turnaround is required on the subject  
17 property or approved alternative location. See Figures 17C.60.150-1 and 17C.60.150-5.  
18 When the private road easement is on the property, it is regulated under PCC  
19 17C.60.150.

20 B. **Modifications or Exceptions.**

- 21 1. Residential: EV Access shall not be required for the following:
- 22 a. Residential accessory buildings such as private garages, carports, and sheds that  
23 are ~~3,000 square feet or less~~ than 3,600 square feet, and separated from other  
24 structures by at least 10 feet.
  - 25 b. Additions, remodels, or alterations of existing structures if the proposed change  
26 is not a "Substantial Alteration" per PCC 17C.60.030.
- 27 2. Non-Residential: EV Access shall not be required for the following:
- 28 a. Towers and water tanks.
  - 29 b. Additions, remodels, or alterations of existing structures if the proposed change is not a  
30 "Substantial Alteration" per PCC 17C.60.030.
  - 31 c. Agriculture/aquaculture buildings that meet the exemption for fire flow.
  - 32 d. Structures for the sole purpose of storing mineral products such as salt, sand or rock for  
33 maintenance purposes.
  - 34 e. Buildings that are 600 square feet or less and meet all of the following criteria:
    - 35 (1) Separated from other structures by greater than 20 feet.
    - 36 (2) Separated from property lines by greater than 10 feet.
    - 37 (3) Not classified as group R, H or I occupancies as defined by the International  
38 Building Code (IBC).
  - 39 3. Sprinklered buildings or facilities are permitted to modify EV Access minimum  
40 width per Table 17C.60.150-1.
  - 41 4. When an EV Access cannot be installed in conformance with these standards due to  
42 non-negotiable grades, critical areas, dimensions of the property, or other similar  
43 conditions, the Fire Marshal may allow a modification to these standards. This  
44 authorization shall be made through the "Alternate Methods or Materials" procedure  
45 established by the IFC.

46 C. **Relationship with Road Standards.** As depicted in Figure 17C.60.150-1, EV access  
47 standards contained in this Chapter are applicable within and on a subject property.  
48 Public or private roads or shared access facilities that lead to the subject property and



1 provide access over other properties via easements or County right-of-way shall meet  
2 the standards in Title 17B PCC, Construction and Infrastructure Regulations, and shall  
3 be maintained to standard.

4 Deviations from County road standards that deal with width, grade, turnaround, or  
5 other access requirements that impact fire department access/ingress and operations shall  
6 require a fire sprinkler system in all homes directly impacted by the deviation. When a  
7 deviation to County road standards that impacts fire department access/ingress is  
8 proposed, the applicant shall provide justification as to which lots are not directly  
9 impacted by the request. The Pierce County Fire Marshal will review the deviation and  
10 provide an approval, a conditional approval, or deny the request based upon the factual  
11 details of the request.

12 **D. Administration.**

- 13 1. A site plan shall be submitted to Pierce County in accordance with the site plan  
14 submittal standards for the proposed building permit. EV Access design shall be  
15 identified on the site plan and approved by the Fire Marshal prior to the issuance of  
16 the building permit.
- 17 2. The applicant shall have the EV Access constructed in compliance with the  
18 conditions of the permit before the project will receive final inspection approval.
- 19 3. Failure to construct and/or maintain the EV Access as approved shall result in the  
20 imposition of penalties under this Chapter.

21 **E. EV Access Requirements.**

- 22 1. EV Access standards are as shown in Table 17C.60.150-1 and Figures 17C.60.150-1  
23 through -6.
- 24 2. A dead-end EV Access in excess of 150 feet in length shall be provided with a  
25 turnaround. The turnaround shall be provided within 150 feet of the end of the EV  
26 Access. See Figures 17C.60.150-4 and -5.
- 27 3. Bridges that provide EV Access must be capable of carrying a minimum design load  
28 of H-20 per "Standard Specifications for Highway Bridges", as adopted by the  
29 American Association of State Highway and Transportation Officials, AASHTO. A  
30 building permit is required by the County for the installation of a bridge. The County  
31 may require that the capacity of bridges and structures be certified by a licensed  
32 structural engineer.
- 33 4. EV Access with a gate shall meet the requirements of PCC 17B.10.102 and  
34 17C.60.205. Gates exempt from PCC 17B.10.102 shall meet the requirements of IFC  
35 503.5 and 503.6.
- 36 5. EV Access grades that are 12 percent or greater shall be paved per Figure  
37 17C.60.150-2. When grades are 15 percent or greater, an approved National Fire  
38 Protection Association (NFPA) fire sprinkler system shall be provided for all  
39 habitable buildings, and a letter of understanding provided by the Fire Marshal's  
40 office shall be recorded at the Pierce County Auditor's office. EV Access that  
41 exceeds the maximum 19 percent shall meet the requirements of PCC  
42 17C.60.150 B.4. above and have a dry standpipe installed in accordance with PCC  
43 17C.60.210.
- 44 6. EV Access shall not be obstructed in any manner, including parking of vehicles.  
45 Minimum required widths and clearances established under these standards shall be  
46 maintained at all times. Approved signs as guided by IFC Appendix D103.6 or



1 approved pavement striping shall be provided and maintained by the property owner  
2 to identify and prohibit the obstruction of fire department access for:

- 3 a. Multi-family complexes.
- 4 b. Designated one-way emergency vehicle access.
- 5 c. Schools.
- 6 d. Land use applications that create nine or more dwelling units.
- 7 e. For all other situations, these provisions will be applied at the Fire Marshal's  
8 discretion.

9 7. Construction of a new building shall not obstruct the EV Access to an existing  
10 building.

11 8. Adult family homes shall have a medical response access that is a minimum of 5-feet  
12 wide and paved from the front door to the property access or road.

13 9. For a commercial or multi-family building that is more than 50-feet deep where  
14 vehicular access is not available on all sides of the building, a 5-foot wide paved  
15 walking path shall be provided on the sides of the building where there is not  
16 vehicular emergency vehicle access.

17 The near edge of the path shall be located away from the building in accordance  
18 with the following:

- 19 a. When the building is less than 30 feet in height, a minimum of 5 feet.
- 20 b. When the building is between 30 feet and 40 feet in height, a minimum 7 feet,  
21 6 inches.
- 22 c. When the building is 40 feet or more in height, a minimum of 10 feet.

#### 23 F. Special Provisions.

24 1. ~~Signing and striping. When required by the County, approved signs as guided by IFC~~  
25 ~~Appendix D103.6 or approved pavement striping shall be provided and maintained~~  
26 ~~by the property owner to identify and prohibit the obstruction of fire department~~  
27 ~~access.~~

28 2. ~~Traffic Control Measures. Traffic control measures such as speed bumps or speed~~  
29 ~~humps shall be permitted through the "Alternate Methods or Materials" procedure~~  
30 ~~established by the IFC. Example speed bump and speed hump designs can be found~~  
31 ~~on the Institute of Transportation Engineers (ITE) website.~~

32 23. ~~Access locations. When it is determined that a single EV Access may be impaired by~~  
33 ~~vehicle congestion, condition of terrain, or other factors, the Fire Marshal may~~  
34 ~~require multiple EV Access locations, guided by IFC Appendix D104, D106, and~~  
35 ~~D107 are adopted.~~

36 a. Emergency vehicle access shall be constructed as part of the road infrastructure  
37 with the plat or development and meet the following criteria:

- 38 1. Gates required at both ends of the access.
  - 39 2. Locked gate meeting PCC 17C.60.205.
  - 40 3. A minimum 20-foot-wide paved surface with minimum 2-inch hot mix  
41 asphalt over 4-inch crushed surface top course.
  - 42 4. Minimum 20-foot inside turning radius.
  - 43 5. Gate shall have a minimum 20-foot clear width.
  - 44 6. Minor driveway approaches are required on both ends of access.
  - 45 7. Gates to be setback such that they do not swing into the right of way.
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34. Aerial Access. Apartment, townhome and commercial structures three stories and greater or exceeding 30 feet in height, as measured to the top of the parapet wall or to the peak of the roof, shall have approved aerial apparatus access roads guided by IFC Appendix D105.2 – D105.4 and ~~See~~ Figure 17C.60.150-6.

a. There shall be no carports, wires or obstructions, or plantings over 6 feet in height between the building and the aerial apparatus access road (AAAR).

b. The AAAR shall be located on the front door or long side of the building and not be less than 25 percent of the building perimeter; except group I occupancies shall not be less than 50 percent of the building perimeter.

c. The AAAR, when not continuous, shall be approved by the Fire District.



**NEW Table 17C.60.150-1. Emergency Vehicle Access (1) Requirements**

Proposed Development	ADT (2)	Width (minimum driving surface)	Width (minimum driving surface with sprinklers) (6)	Grade %	Surface	Vertical Clearance (minimum)	Minimum Turning Radii		Figure #
							Inside	Outside	
Single family home Single family home + Mother-in-Law Residential Accessory Structure 3,600 sq. ft. or greater Home Occupation	≤10	15'	12' With 2' clear area (5, 11)	<12	CSTC (3)	13.5'	20'	45'	2,3
				≥12 to <15	Paved (4)				
				≥15 to ≥19	Paved (4,6)				
Single family home + ADU Duplex	≤20	18'	15' if one home is sprinklered, 12' with 2' clear area (5) if both are sprinklered (11)	<12	CSTC (3)	13.5'	20'	45'	2,3
				≥12 to <15	Paved (4)				
				≥15 to ≥19	Paved (4,6)				
Adult Family Home (10)	≤40	20'	18' wide driving surface (11)	<15	Paved (4)	13.5'	20'	45'	2
				≥15 to ≥19	Paved (4,6)				

**NEW Table 17C.60.150-1. Emergency Vehicle Access (1) Requirements**

Proposed Development	ADT (2)	Width (minimum driving surface)	Width (minimum driving surface with sprinklers) (6)	Grade %	Surface	Vertical Clearance (minimum)	Minimum Turning Radii		Figure #
							Inside	Outside	
Cottage Industries Adult family home (4)	≤40	20'	18' driving surface (11)	<12	CSTC (3)	13.5'	20'	45'	2
				≥12 to <15	Paved (4)				
				≥15 to ≥19	Paved (4,6)				
Multi-family 3 or more units including townhomes Commercial Use, Facilities, Mobile Home Park, Condominium Piers and public docks (9)	≤40	24' (7,8)	22'	<15	Paved (4)	13.5'	20'	45'	2,6
				≥15 to ≤19	Paved (4,6)				

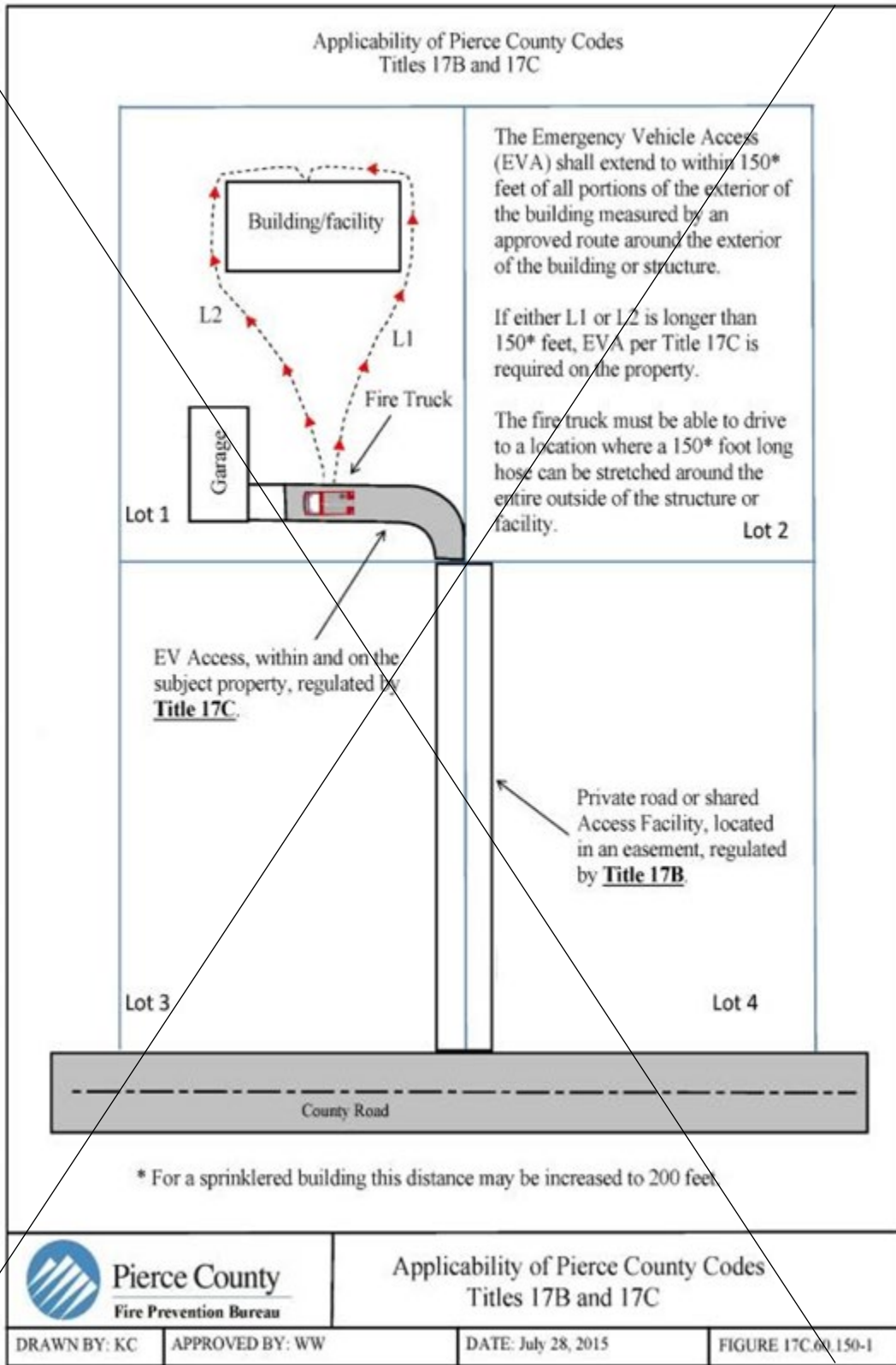
NEW Table 17C.60.150-1. Emergency Vehicle Access (1) Requirements									
Proposed Development	ADT (2)	Width (minimum driving surface)	Width (minimum driving surface with sprinklers) (6)	Grade %	Surface	Vertical Clearance (minimum)	Minimum Turning Radii		Figure #
							Inside	Outside	
Non-residential pools, Non-residential picnic shelters, playsheds, and similar recreational structures intended for public use open on at least 3 sides and 2,500 square feet or less	N/A	5' medical response access	5' medical response access	≤12	Paved	13.5'	N/A	N/A	

Notes:

- (1) EV access driveway standards are applicable within and on a single lot, and not located within ingress/egress easements. See PCC 17B.10.040 for additional information on applicability of Construction and Infrastructure Regulations.
- (2) Average Daily Trips by vehicle – typical development column shall ~~supersede~~ supersede ADT for determination of applicable standards.
- (3) Crushed surfacing top course gravel.
- (4) Surface shall be either Portland Cement Concrete (PCC), Hot Mix Asphalt (HMA), or pervious pavement per the Pierce County Stormwater Manual. Grasscrete is not allowed.
- (5) The cleared area must be maintained on each side of the minimum driving surface, be at the same grade, and be free of obstructions such as trees or large boulders. See Figure 17C.60.150-3.
- (6) These structure(s) must have an approved National Fire Protection Association (NFPA) fire sprinkler system installed.
- (7) One way EV access shall be a minimum of 16' when sprinklered, 20' without sprinklers. **One-way EV access shall be signed and striped as "Fire Lane – No Parking".**
- (8) In order to accommodate ladder trucks, multi-family and commercial structures three stories and greater or over 30' in height shall have access roads in accordance with International Fire Code Appendix D105.
- (9) For buildings more than 50' deep, PCC 17C.60.150 E.9. also applies.
- (10) Adult family homes shall have a medical response access that is a minimum of 5' wide and paved from the front door to the property access or road.
- (11) Does not apply to structures built in the IRC which are 5,000 square feet or greater.
- (12) Grade exceeding 19 percent shall meet the requirements of PCC 17C.60.150 E.5.

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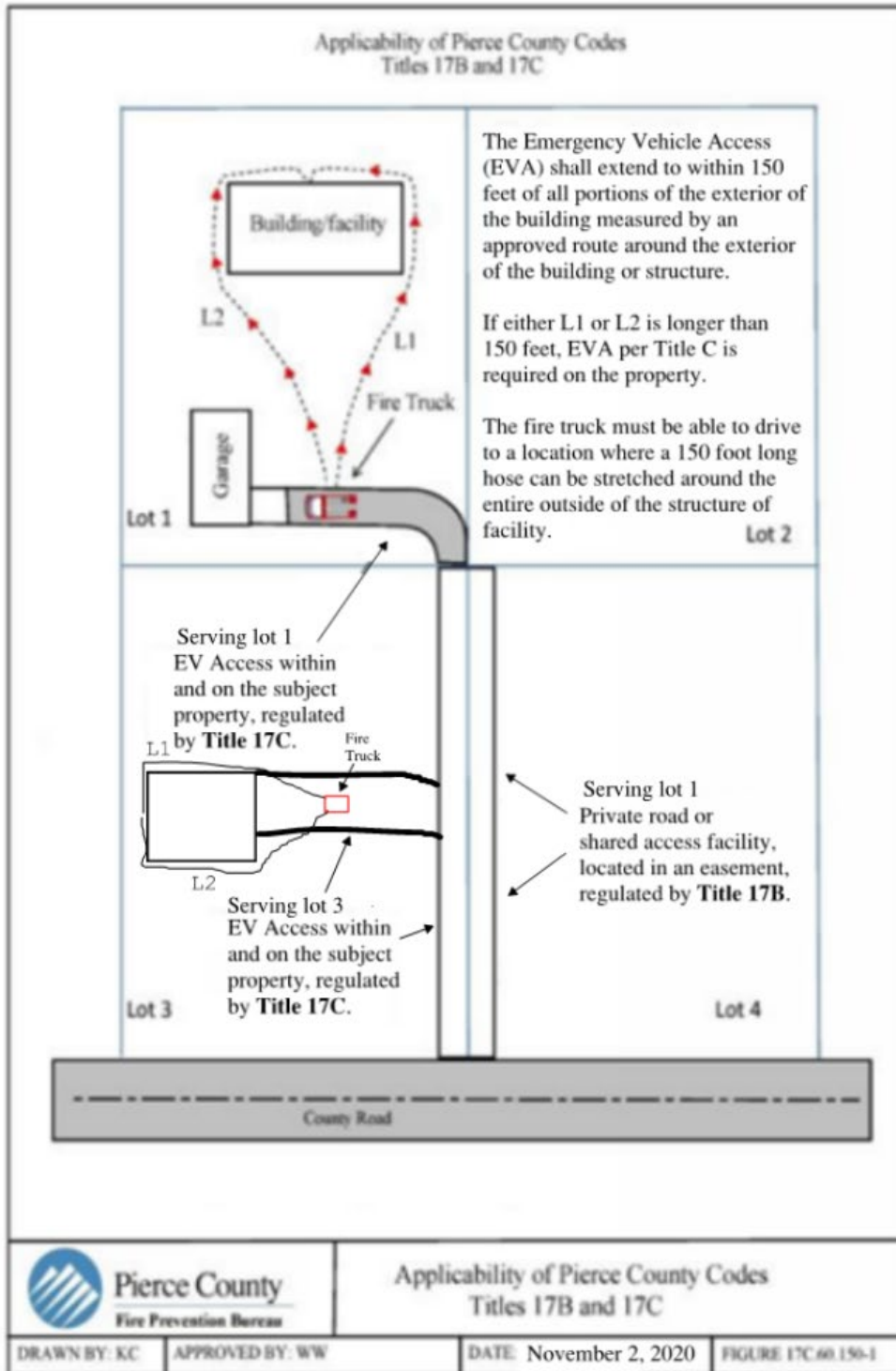
**FIGURE 17C.60.150-1 — Applicability of Titles 17B and 17C PCC**



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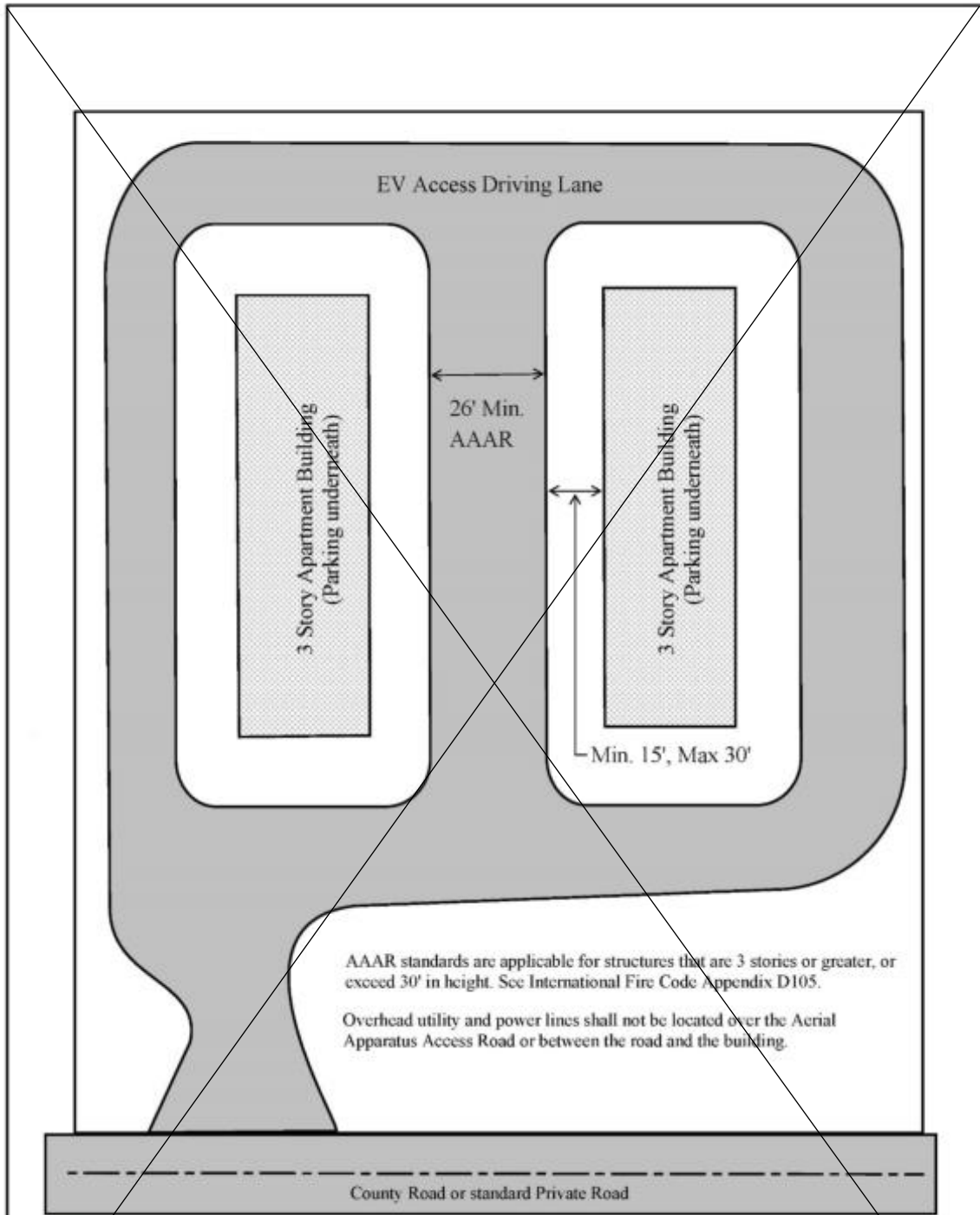
**FIGURE 17C.60.150-1 – Applicability of Titles 17B and 17C PCC**







**FIGURE 17C.60.150-6 — Aerial Apparatus Access Roads (AAAR)**



**Pierce County**  
Fire Prevention Bureau

**Aerial Apparatus Access Roads (AAAR)**

DRAWN BY: KC

APPROVED BY: WW

DATE: JULY 28, 2015

FIGURE 17C.60.150-6

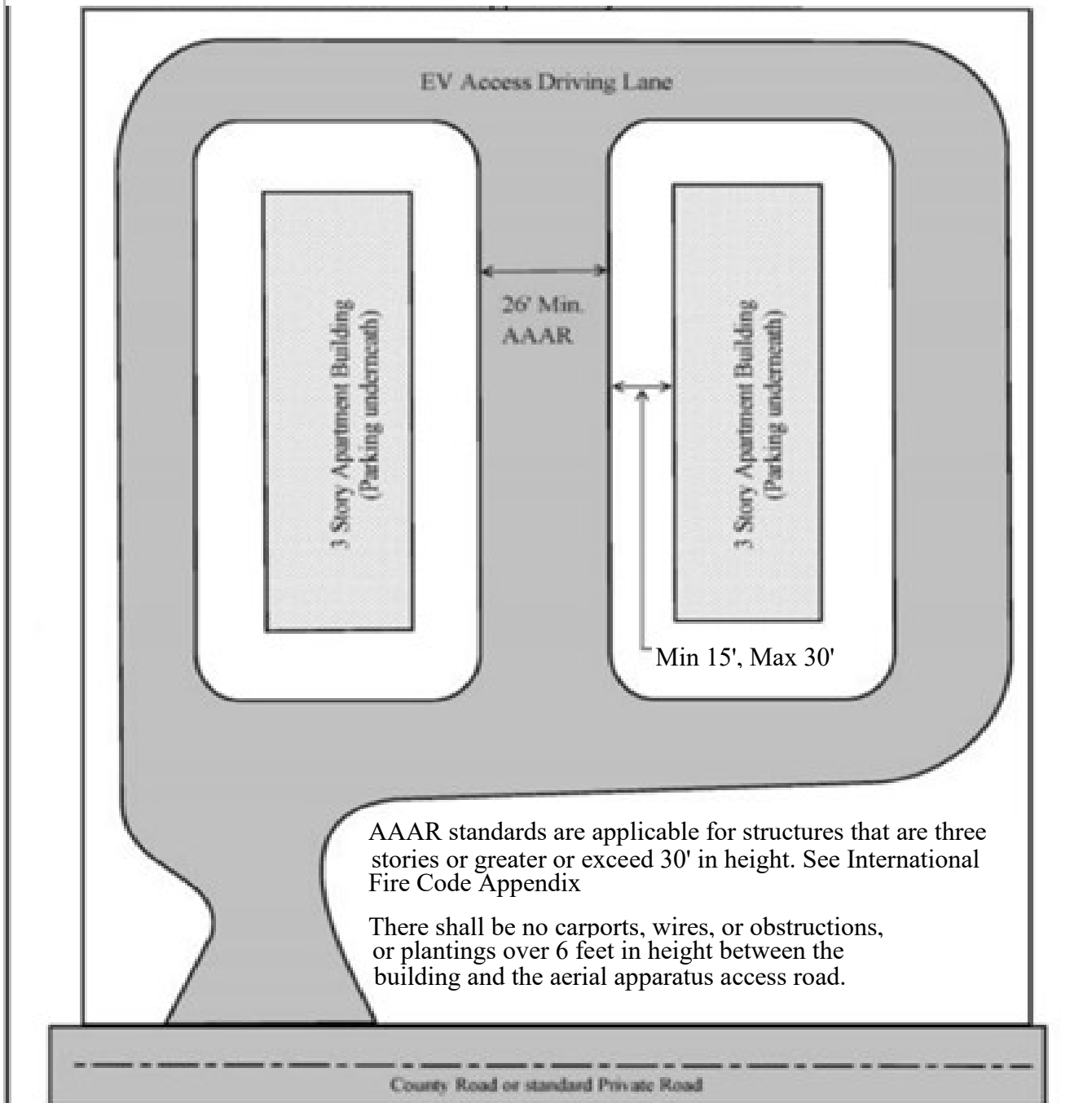


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### FIGURE 17C.60.150-6 – Aerial Apparatus Access Roads (AAAR)

\*AAAR shall be located on the front door or long side of the building and be not less than 25% of the building perimeter; except group I occupancies shall be not less than 50% of the building perimeter.

\*AAAR, when not continuous, shall be approved by the Fire District.



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 <b>Pierce County</b> Fire Prevention Bureau	Aerial Apparatus Access Roads (AAAR)		
	DRAWN BY: KC	APPROVED BY: WW	DATE: November 2, 2020

1 **17C.60.160 Fire Flow Requirements.**

2 Sections 507.3 and 507.5.1 of the International Fire Code are deleted in their entirety and  
3 replaced with the following:

4 A. **Scope.** This Section addresses fire flow requirements for all buildings, portions of  
5 buildings, alterations to buildings, substantial alterations to all buildings, and facilities  
6 hereafter constructed. The requirements of this Section shall supersede any conditions,  
7 notes, or requirements on any plat when the Fire Marshal finds it creates a serious threat  
8 to the public health, safety, or welfare. Nothing in this Section shall be deemed to  
9 reduce, replace or waive any water system requirements in PCC 17C.60.165 or any other  
10 Pierce County Code.

11 B. **Fire Flow Standards.**

- 12 1. Water mains supplying fire flow shall maintain a minimum residual pressure of not  
13 less than 20 pounds per square inch (PSI) automatically.
- 14 2. A Certificate of Water Availability and water system vicinity map that is signed by  
15 the water purveyor shall be submitted at the time of building permit application-  
16 ~~unless waived by the Building Official or Fire Marshal.~~
- 17 3. The fire-flow calculation area shall be the total floor area of all floor levels within  
18 the exterior walls and under the horizontal projections of the roof of a building with  
19 consideration to the following:
- 20 a. Buildings with Type IA and IB construction shall use the area of the three largest  
21 successive floors.
  - 22 b. Open parking garages shall be determined by the area of the largest floor.
  - 23 c. Any building constructed in the IRC located within 10 feet of another building  
24 on the same lot shall be considered as one fire flow calculation area unless  
25 separated by a fire wall **without openings.**
  - 26 d. Any building constructed in the IBC located within 20 feet of another building  
27 on the same lot shall be considered as one fire flow calculation area unless  
28 separated by a fire wall **without openings.**
  - 29 e. Each portion of a building separated by one or more fire walls without openings,  
30 constructed in accordance with the International Building Code, are considered  
31 as separate fire flow calculation areas.
  - 32 f. Fire walls are not permitted to reduce the fire flow calculation area within  
33 dwellings.

34 C. **Fire Flow Requirements for Facilities.** Facilities shall be provided with a minimum of  
35 1,500 GPM for two hours. The requirement may be modified by the Fire Marshal per the  
36 International Fire Code, Appendix B.103.

37 D. **Fire Flow Requirements for Buildings.** Prior to the issuance of a building permit for  
38 any building, portion of a building, alteration to a building, or substantial alteration  
39 thereto, fire flow shall be provided in the amount required by this Section. Fire flow  
40 shall be automatically available and supplied at a residual pressure of not less than 20  
41 PSI.

42 1. **Residential Buildings.**

- 43 a. Dwellings and Accessory Structures with Habitable Space. The fire flow  
44 requirements for dwellings and accessory structures with habitable space shall be  
45 as follows:
- 46 (1) Fire flow calculation area of less than 3,600 square feet shall be 750 GPM  
47 for 45 minutes;



- 1 (2) Fire flow calculation area of 3,600 square feet or more shall be 1,000 GPM  
 2 for one hour.
- 3 (3) When the non-habitable portion exceeds 3,600 square feet, PCC  
 4 17C.60.160 D.1.c. applies.
- 5 (4) Fire flow calculation area of 5,000 square feet or more shall be in  
 6 accordance with Table 17C.60-6.
- 7 (5) Structures with a fire flow calculation area of 5,000 square feet or greater  
 8 shall be located a minimum of 20 feet from other buildings on the same  
 9 property.
- 10 (6) For replacement of manufactured and mobile homes in a park, fire flow is  
 11 not required if all of the following are met:
- 12 (a) It is a like for like replacement (i.e., double wide for double wide)  
 13 including existing approved structures;
- 14 (b) The home has a Class A or B roof; and
- 15 (c) There shall be a minimum of six-foot clearance between the home  
 16 and any adjacent home including accessory structures within 6 feet of  
 17 the home and any structure on an adjacent space.
- 18 b. Accessory structures less than 3,600 square feet of non-habitable space.
- 19 (1) The fire flow requirements for accessory structures less than 3,600 square  
 20 feet shall be 750 GPM for 45 minutes.
- 21 (2) Exceptions to fire flow requirements:
- 22 (a) Buildings set back from all side and rear property lines of at least 20  
 23 feet and a minimum of 30 feet from other buildings on the same lot.
- 24 (b) Additions to legally established buildings which were constructed prior  
 25 to January 1, 2017, and are a minimum of 20 feet from side and rear  
 26 property lines and 10 feet from any other buildings.
- 27 c. Accessory structures 3,600 square feet or greater of non-habitable space.
- 28 (1) The fire flow requirements for accessory structures with a fire flow  
 29 calculation area of 3,600 square feet or more shall be per Table 17C.60-3.
- 30 (2) When fire walls without openings are constructed in accordance with  
 31 Chapter 7 IBC fire wall provisions ~~area separation~~ to reduce the size of the  
 32 fire flow calculation area to less than 3,600 square feet, the fire flow  
 33 requirement shall be 750 GPM for 45 minutes.
- 34 d. Agricultural Buildings.
- 35 (1) The fire flow requirements for agricultural buildings (Group U) shall be 750  
 36 GPM for 45 minutes;
- 37 (2) Exception to fire flow requirements:
- 38 (a) The structure is set back from the side and rear lot lines of at least 30  
 39 feet and is at least 30 feet from other buildings on the same lot; and
- 40 (b) The structure does not house permanently stationed employees.
- 41 e. Adult Family Homes.
- 42 (1) The fire flow requirements for adult family homes going through a State  
 43 licensing process or adding any square footage shall be 1,500 GPM for 120  
 44 minutes.
- 45 (2) Exception to fire flow requirements:
- 46 (a) An NFPA 13D fire sprinkler system is installed in the structure.
- 47 (b) Ramps, window replacement, re-roof, and residing of adult family  
 48 homes.



1 (c) An existing, licensed adult family home that is altering (adding,  
2 replacing, remodeling) less than 25 percent of the existing square  
3 footage.

4 f. Special Provisions.

5 (1) When setbacks are 5 feet from a foundation to an interior property line and  
6 the cumulative distance between two home foundations is not greater than  
7 10 feet, the following limitations apply to second and third story egress/  
8 rescue windows and intervening fences:

9 (a) Fences will not be allowed between homes where they would front an  
10 egress/rescue window facing the side yard. This does not apply if the  
11 same room has an egress/rescue window to the front or rear of the  
12 home.

13 (b) Fences will be allowed if they start 3 feet past the proposed bedroom  
14 egress/rescue window.

15 (c) These fencing limitations do not apply to a side yard that is adjacent to  
16 a tract or other property that is not proposed to have a structure (i.e.,  
17 park, storm, open space tracts).

18 (d) All developments proposing homes with sole side yard egress/access  
19 windows for rooms will have their CC&Rs reflect these limitations on  
20 fencing.

21 (e) Modifications from this requirement may be allowed where a NFPA  
22 13D fire sprinkler system is installed in each home adjacent to the  
23 fence.

24 (2) The following are required when an interior setback distance is less than 5  
25 feet as measured from the concrete foundation wall to the property line. In  
26 addition to the above conditions, the following shall apply:

27 (a) Side yard walls shall have a fire resistive rating of a minimum of a one-  
28 hour fire rating meeting all the requirements of IRC Table R302.1(1)  
29 and Table R302.1(2);

30 (b) Sprinkler systems that, at a minimum, meet NFPA 13D or 13R  
31 specifications;

32 (c) Roof shall be fire resistive materials of Class A, B, or better rating.  
33 Wood or shake shingles are not allowed; and

34 (d) The only allowable appurtenances into the setback requirement are:

35 1. Eaves are not more than 12 inches.

36 2. Gas Fireplaces do not to exceed 2 feet. This shall include direct  
37 vents and gas piping when it is black iron or copper.

38 3. Propane tanks are not allowed in the setback.

39 2. Buildings Constructed in the International Building Code and all Townhomes and  
40 Accessory Structures 3,600 Square Feet or Greater. The fire flow and duration  
41 requirements shall be as specified in Table 17C.60-3. Reductions to the required fire  
42 flow are permitted for an approved fire sprinkler system as follows:

43 a. Sprinkler Reductions.

44 (1) Installation of an NFPA 13 fire sprinkler system reduces the fire flow  
45 requirement by 75 percent, except for H occupancies which are reduced by  
46 50 percent.

47 (2) Installation of an NFPA 13R fire sprinkler system reduces the fire flow  
48 requirement by 50 percent.



1 (3) Installation of an NFPA 13D fire sprinkler system reduces the fire flow  
2 requirement by 25 percent.

3 b. R occupancies – three or more dwelling units and townhomes:

4 (1) Attics shall be provided with not less than one-hour draft stops that follow  
5 the party wall line unless fire sprinklered per NFPA. When IBC identifies a  
6 higher rating for draft stops, IBC shall be followed.

7 (2) Landscaping in tracts or common space that can be controlled by the  
8 builder/developer shall be designed so that it does not allow for fire spread.  
9 All new developments will have their CC&Rs reflect this same requirement  
10 and maintenance.

11 3. ~~Buildings with less than 3,600 square feet may be constructed without fire flow~~  
12 ~~applying the following provisions to the entire structure:~~

13 a. ~~NFPA 72 monitored fire alarm;~~

14 b. ~~Thirty foot minimum setbacks to all property lines and buildings on the same~~  
15 ~~property; and~~

16 c. ~~Located within a Fire District.~~

17 E. **Exceptions to Fire Flow.** The following exceptions apply to fire flow requirements for  
18 new buildings or substantial alterations thereto:

19 1. Fire protection credits as described in Tables 17C.60-5 or 17C.60-6 may be used in  
20 lieu of providing fire flow on lots which are one gross acre or more.

21 2. For lots less than 1 acre in size, fire protection credits as described in Table  
22 17C.60-5 may be used in lieu of providing fire flow if a water main capable of  
23 providing at least 750 GPM of fire flow is not available. If the above fire flow can be  
24 provided by the addition of a hydrant, the a hydrant shall be installed when the cost  
25 does not exceed the cost of the credits in Table 17C.60-5 or a NFPA 13D fire  
26 sprinkler system may be installed if it is not used for compliance with another code  
27 Section.

28 a. When the lot is served by a private or individual well and Pierce County GIS  
29 data indicates the lot is outside a water service boundary, fire protection credits  
30 as described in Table 17C.60-5 or 17C.60-6 may be used in lieu of providing fire  
31 flow.

32 3. When at least 750 GPM for a duration of 30-45 minutes is available from an  
33 approved fire hydrant, it shall be credited toward the required fire flow. The  
34 additional fire flow requirement may be provided by using fire protection credits as  
35 described in Table 17C.60-5 in lieu of providing additional fire flow. Each credit  
36 shall be worth 15 minutes or 250 GPM.

37 F. **Exemptions from Fire Flow Requirements:**

38 1. Commercial buildings that are 600 square feet or less, located a minimum of 10  
39 feet from property lines and 20 feet from structures, and not classified as Occupancy  
40 Group R, H, or I, and/or equipment structures and storage buildings, dugouts for  
41 athletic fields, and gazebos.

42 2. Storage structures that are used for the sole purpose of storing mineral products such  
43 as salt, sand, and/or rock, for road maintenance, or similar purposes that meet all of  
44 the following criteria:

45 a. Parking of motor vehicles in the storage shed shall be prohibited.

46 b. The storage of flammable or combustible materials in the storage shed shall be  
47 prohibited.



- 1 c. The roof covering shall be of Class A or B fire resistant roofing material or meet
- 2 NFPA 701.
- 3 3. Play sheds associated with schools and/or churches that meet all of the following
- 4 criteria:
- 5 a. Do not require an automatic sprinkler system based on International Building
- 6 Code requirements.
- 7 b. Open-sided, floor to ceiling, along at least 65 percent of the exterior of the
- 8 structure.
- 9 c. There shall be no restrictions to egress, i.e., benches, rails, partial walls, etc.
- 10 d. There shall be no interior walls or partitions within the roof line.
- 11 e. The roof covering shall be of Class A or B fire resistant roofing material.
- 12 4. Picnic shelters that are 2,500 square feet or less and meet all of the following
- 13 criteria:
- 14 a. Do not require an automatic sprinkler system based on International Building
- 15 Code requirements.
- 16 b. All cooking within the picnic shelter shall be done within approved devices
- 17 provided for that purpose.
- 18 c. There shall be no open burning within a picnic shelter except within an approved
- 19 appliance or fireplace provided for that purpose.
- 20 d. There shall be a minimum of one exit on each side of the picnic shelter.
- 21 e. The roof covering shall be of Class A or B fire resistant roofing material.
- 22 5. Vehicle covers/carports not greater than 1,000 square feet and meet all of the
- 23 following criteria:
- 24 a. No persons shall be allowed to reside in an RV stored under a vehicle cover.
- 25 b. The vehicle cover shall be associated with a residential use.
- 26 c. The vehicle cover shall be located a minimum of 3 feet from property lines.
- 27 d. The vehicle cover shall be 50 percent open.
- 28 6. Commercial buildings less than 3,600 square feet that meet all of the following
- 29 criteria:
- 30 a. The fire area building is less than 3,600 square feet.
- 31 b. The property is located in a rural zone.
- 32 c. A NFPA 72 monitored fire alarm is installed in the building.
- 33 d. Thirty-foot minimum setbacks to all property lines and buildings on the same
- 34 property.
- 35 e. Located within a Fire District.
- 36 f. Not classified as an E, A, H, I, or R occupancy.
- 37 G. **Hydrants.** These standards shall apply to all new hydrant installations and when
- 38 existing hydrants are replaced.
- 39 1. The location of hydrants shall be determined by the Fire Marshal, guided by the
- 40 following:
- 41 a. The average spacing between fire hydrants for construction using the IBC and all
- 42 townhomes shall not exceed that listed on Table 17C.60-4. Regardless of the
- 43 average hydrant spacing, no portion of a building shall be farther from a hydrant
- 44 than that distance listed in the last (far right) column of Table 17C.60-4.
- 45 Distances shall be measured along approved EV Accesses and adjacent public
- 46 and private roads and shared access facilities.
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- b. For residential buildings, the distance from the center point of lot frontage to a hydrant shall not exceed 350 feet, except as provided for in G.1.c. below.
  - c. Hydrants are not required on dead-end streets or shared access facilities not exceeding 600 feet in length and serving only residential buildings if there is an approved hydrant at the intersection.
  - d. Hydrants shall be provided along approved EV Accesses and adjacent public and private roads and shared access facilities. When practical, hydrants shall be located at street intersections. See Table 17C.60-4.
  - e. All new and existing approved public hydrants shall be considered available if accessible to the fire department by public or private roads, or shared access facilities, or approved on-site EV Accesses.
2. **Exceptions to Hydrant Requirements.** When hydrants cannot be installed in conformance with these standards due to topography, non-negotiable grades, or other similar conditions, the Fire Marshal may confer with the local Fire Chief, and may allow exceptions to these standards by requiring additional fire protection as specified in the most current edition of the International Fire Code adopted by the County.
  3. **Hydrant Valve Openings.** Standard hydrants shall have not less than 5-inch main valve openings (MVO) with two 2½ inch National Hose (N.H.) outlet ports and one 4½ inch N.H. outlet port. All 4½ inch outlet ports shall have 5-inch storz fittings. Hydrants shall meet current American Water Works Association (A.W.W.A.) Standards.
  4. **System Design for Automatic Operation.** Water distribution systems supplying water for fire flow to fire hydrants shall be designed to maintain the designed and/or required water volume automatically.

<b>TABLE 17C.60-3. Required Fire Flow for All Buildings (1)-Constructed Using the International Building Code, All Townhomes-(2), and Accessory Structures</b>						
		<b>Construction Type in accordance with the IBC</b>				
<b>DURATION (HOURS)</b>	<b>REQUIRED FIRE FLOW (GPM)</b>	<b>IA and IB</b>	<b>IIA and IIIA</b>	<b>IV-H.T. VA</b>	<b>IIB IIIB</b>	<b>VB</b>
		<b>WHEN TOTAL FIRE-FLOW CALCULATION AREA IN SQUARE FEET IS EQUAL TO OR LESS THAN THESE VALUES</b>				
2	1,500	500	500	500	500	500
2	1,500	5,500	3,700	2,600	2,100	1,600
2	1,500	11,100	6,800	4,700	3,500	2,400
2	1,500	15,900	9,300	6,200	4,500	2,900
2	1,500	22,700	12,700	8,200	5,900	3,600
2	1,750	30,200	17,000	10,900	7,900	4,800
2	2,000	38,700	21,800	12,900	9,800	6,200
2	2,250	48,300	24,200	17,400	12,600	7,700
2	2,500	59,000	33,200	21,300	15,400	9,400
2	2,750	70,900	39,700	25,500	18,400	11,300

**TABLE 17C.60-3. Required Fire Flow for All Buildings (1)-Constructed  
Using the International Building Code, All Townhomes (2), and  
Accessory Structures**

		Construction Type in accordance with the IBC				
DURATION (HOURS)	REQUIRED FIRE FLOW (GPM)	IA and IB	IIA and IIIA	IV-H.T. VA	IIB IIIB	VB
		WHEN TOTAL FIRE-FLOW CALCULATION AREA IN SQUARE FEET IS EQUAL TO OR LESS THAN THESE VALUES				
3	3,000	83,700	47,100	30,100	21,800	3,400
3	3,250	97,700	54,900	35,200	25,900	15,600
3	3,500	112,700	63,400	40,600	29,300	18,000
3	3,750	128,700	72,400	46,400	33,500	20,600
4	4,000	145,900	82,100	52,500	37,900	23,300
4	4,250	164,200	92,400	59,100	42,700	26,300
4	4,500	184,400	103,100	66,000	47,700	29,300
4	4,750	203,700	114,600	73,300	53,000	32,600
4	5,000	225,200	126,700	81,100	58,600	36,000
4	5,250	247,700	139,400	89,200	65,400	39,600
4	5,500	271,200	152,600	97,700	70,600	43,400
4	5,750	295,900	166,500	106,500	77,000	47,400
4	6,000	GREATER	GREATER	115,800	83,700	51,500
4	6,250			125,500	90,600	55,700
4	6,500			135,500	97,900	60,200
4	6,750			145,800	106,800	64,800
4	7,000			156,700	113,200	69,600
4	7,250			167,900	121,300	74,600
4	7,500			179,400	129,600	79,800
4	7,750			191,400	138,300	85,100
4	8,000			GREATER	GREATER	GREATER

~~(1) All buildings in Fire District 25 require an approved fire sprinkler system.~~

~~(2) All townhomes with three or more units require an approved fire sprinkler system.~~

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<b>TABLE 17C.60-4</b>			
<b>Number and Distribution of Hydrants</b>			
<b>Minimum Fire Flow Requirement (GPM)</b>	<b>Minimum # Of Hydrants</b>	<b>Average Spacing Between Hydrants (FT (1))</b>	<b>Maximum Distance From Hydrant to Any Portion of Building (FT)</b>
500 – 1250	1	700	350
1500 – 1750	2	500	250
2000 – 2250	2	450	225
2500 – 2750	3	450	225
3000 – 3250	3	400	225
3500 – 4250	4	350	210
4500 – 5250	5	300	180
5500 – 5750	6	300	180
6000 – 6250	6	250	150
6500 – 7250	7	250	150
7500 or more	8 or more (2)	200	120

- (1) Where streets are provided with median dividers or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall comply with Table 17C.60-8 on both sides of the street.
- (2) One hydrant for each 1000 GPM or fraction thereof.

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**TABLE 17C.60-5  
Residential Fire Protection Credits**

Options to Reduce Fire Flow (1)	% of Reduction
NFPA* 13 D sprinkler system	100%
Building less than 2,000 sq. ft. or	-45%
Building less than 3,600 sq. ft.	-25%
Building less than 3,600 sq. ft and minimum 50' setbacks to side and rear property lines	-5%
Accessory or Agricultural Structure Less than 3,600 sq. ft. without habitable space	-25%
Accessory or Agricultural Structure less than 3600 sq. ft. without walls	-35%
30' setback to sides and rear property lines or	-20%
20' setback to sides and rear property lines	-15%
1-Hr Construction (2)	-15%
Class A or B roof	-15%
100% Brick or Stone or Approved Fiber Cement Siding-(3)	-20%
Kitchen Hood Suppression System or Kitchen Sprinkler Head	-25%

- (1) Credits used for or with substantial alterations shall be applied to the entire structure.
- (2) Consists of type X drywall throughout interior.
- ~~(3) At the discretion of the Fire Marshal.~~

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**TABLE 17C.60-6  
Residential Fire Protection Credits - Greater than 5,000 Square Feet**

<b>Options to Reduce Fire Flow (1, 2, 3)</b>	<b>% of Reduction</b>
NFPA 13 D sprinkler system (1)	-50%
Building less than 7,500 sq. ft. or	-25%
Building less than 10,000 sq. ft.	-20%
Sprinkler Protection Provided in the Garage	-25%
Sprinkler Protection Provided in the Attic (can only be used if garage protection is also used.)	-25%
50' setback to sides and rear property lines or	-25%
30' setback to sides and rear property lines	-20%
Existing Hydrant – Minimum 750 gpm/45 min or	-25%
Existing Hydrant - Minimum 1,000 gpm/60 min	-50%

- (1) Installation of the NFPA 13D fire sprinkler system is always required when using this Table.
- (2) For lots less than an acre in size where a main capable of supplying 750 gpm/45 minutes is available, a hydrant is required in accordance with PCC 17C.60.160 G.1.b. or 17C.60.160 G.1.c.
- (3) Structure shall be located a minimum of 20' from other buildings on the same property.

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**17C.60.165 Minimum Standards for Fire Flows, Water Mains and Fire Hydrants.**

A. The purpose of this Section is to establish minimum fire flow requirements for land development and for all new and expanding public water systems in Pierce County. These fire flow requirements shall better protect the residents, inhabitants, commercial developments, and industrial developments in Pierce County against the dangers of fire due to the inadequacy of water and the inadequacy of water pressure.

Nothing in this Chapter shall be deemed to reduce, replace, or waive any requirement set forth in PCC 17C.60.160.

B. **General Applicability.** The following shall be subject to the requirements of this Chapter:

- 1. Proposed subdivisions;
- 2. Proposed mobile home parks;
- 3. New water systems or new additions to existing systems;
- 4. Planned development districts;
- 5. Binding site plans;
- 6. Short subdivisions;
- 7. Large lot divisions;
- 8. Plat amendments; and
- 9. Plat alterations.

C. **Fire Flow and Water System Requirements.**

- 1. The following activities and systems are exempt from the fire flow and water system requirements set forth in subsection 2. below.
  - a. Activities identified in subsection D. shall be subject to the requirements of D. only.
  - b. New water systems or new additions to existing systems when all lots to be served by such new system or new addition are one gross acre or more in size and uses are limited to single family residential.

2. Except as provided in subsection 1. above, the following fire flow and water system requirements apply to those activities identified in subsections B.1. through 6.
- a. Minimum fire flow and hydrant spacing requirements. Tables 17C.60-7 and 17C.60-8 set forth minimum fire flow and hydrant spacing requirements. Actual fire flow and hydrant spacing requirements shall be determined in accordance with PCC 17C.60.160 when application is made for a building permit.

<b>TABLE 17C.60-7 Minimum Fire Flow Requirements</b>			
<b>Type of Development</b>	<b>Location/Area</b>	<b>Fire Flow Required (G.P.M.) (1, 2)</b>	<b>Minimum Duration (minutes)</b>
One- and Two-Family	<del>Urban and Rural</del>	750	45
Multi-family	<del>Urban</del>	1,500	<del>60-120</del>
<del>Multi-family</del>	<del>Rural</del>	750	45
Commercial	<del>Urban</del>	1,500	<del>60-120</del>
<del>Commercial</del>	<del>Rural</del>	750	45
Industrial	<del>Urban and Rural</del>	2,000	120

- (1) Water systems serving multiple properties shall provide a minimum of 1,500 GPM for 120 minutes.
- (2) This table represents the minimums for compliance with land subdivision. ~~Building and facility development on said land may require fire flow GPMs in the range of 1,500 to 3,500 GPM.~~ Specific fire flow requirements for a building will be determined at time of application for building permits.

<b>TABLE 17C.60-8 Maximum Hydrant Spacing Based on Minimum Fire Flow Requirements</b>	
<b>Minimum Fire Flow Requirement (G.P.M.)</b>	<b>Average Spacing Between Hydrants (1, 2, 3) (FT.)</b>
750	700
1,500	500
2,000	450

- (1) Hydrants shall be provided along adjacent public and private roads. When practical, hydrants shall be located at street intersections.
- (2) On dead-end streets and roadways not exceeding 600 feet in length and serving property designated to be used for one- or two-family dwellings there need not be hydrants located on said dead-end street or roadway if there is an approved hydrant at the intersection.
- (3) Where streets are provided with median dividers or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall comply with Table 17C.60-8 on both sides of the street.



1 b. **Mains.** New or replaced water mains shall be a minimum of 8 inches in diameter  
2 for dead ends, and 6 inches for circulating mains, provided that for dead end cul-  
3 de-sacs, an 8-inch main need only extend to the last required fire hydrant and  
4 domestic mains may be installed thereafter to the remaining residences. Hydrant  
5 leads less than 50 feet may be 6 inches in diameter. A dead end main which  
6 extends across a street only for the purpose of serving a hydrant shall be of a size  
7 capable of providing the required fire flow, but it shall not be less than 6 inches  
8 in diameter. All mains shall have hydrants and/or tees and valves installed to  
9 conform with this regulation, except that no hydrants, tees or valves shall be  
10 required along transmission mains. Any service connection made to a  
11 transmission main shall require that a hydrant be installed. Any extension that is  
12 more than 350 feet shall require an 8-inch main or a 6-inch loop.

13 When existing water mains are replaced, new water mains shall be sized in  
14 compliance with this regulation, but there shall be no requirement to replace the  
15 entire system to meet minimum fire flow requirements.

16 c. **Hydrants.** This standard shall apply to all new hydrant installations and when  
17 existing hydrants are replaced on public water systems required to provide fire  
18 flow. Standard hydrants shall have not less than 5-inch main valve openings  
19 (MVO) with two 2½-inch National Hose (N.H.) outlet ports and one 4½-inch  
20 N.H. outlet port. All 2½-inch ports and the 4½-inch outlet ports shall have  
21 threads that correspond with and meet the approval of the affected fire  
22 department.

23 All new hydrants and replaced hydrants shall be provided with 5-inch storz  
24 fittings. Hydrants shall meet the current A.W.W.A. standards.

- 25 (1) Hydrant Locations. Hydrant locations shall be determined by the Fire  
26 Marshal, guided by the maximum spacing indicated by Table 17C.60-8.
- 27 (2) Auxiliary gate valve. There shall be an auxiliary gate valve installed to  
28 permit the repair and replacement of the hydrants without disruption of  
29 water service.
- 30 (3) Setup. Hydrants shall stand plumb and be set to the finished grade. The  
31 bottom of the lowest outlet of the hydrant shall be no less than 18 inches  
32 above the grade. There shall be 36 inches of clear area around the hydrant  
33 for operation of a hydrant wrench on the outlets and on the control valve.  
34 The pumper port shall face the street. Where the street cannot be clearly  
35 defined or recognized, the port shall face the most likely route of approach  
36 and the location of the fire truck while pumping, as determined by the Fire  
37 Marshal.
- 38 (4) Accessibility. Hydrants shall be accessible for fire department pumps.
- 39 (5) Plans. The location of all water mains, fire hydrants, and valves to be  
40 installed shall be properly and accurately marked on identifiable plans or  
41 drawings. Plans or drawings shall be furnished to the Fire Marshal for  
42 review and approval.
- 43 (6) Color Coding. Color coding, when used, shall be in accordance with NFPA  
44 291.

45 **D. Requirements for Large Lot Divisions, One Acre Short Subdivisions and One Acre**  
46 **Formal Subdivisions (Residential).**

- 47 1. ~~Prior to the approval of any large lot division, short subdivision where each lot is one~~  
48 ~~gross acre or more, or formal subdivision where each lot is one gross acre or more~~



1 and limited to single-family residential use, the following statement shall be affixed  
2 on the face of the plat:

3 Fire flow and/or fire protection requirements shall be determined at the time of  
4 application for building permit.

5 2. Prior to preliminary plat or preliminary plan approval, the applicant shall submit to  
6 the Fire Marshal a Certificate of Water Availability and water system vicinity map  
7 from the water purveyor addressing its willingness and ability to satisfy the  
8 requirements of this regulation.

9 a. If there is a water main capable of providing fire flow at any portion of the  
10 property street frontage on the access side(s) of the proposed development, a  
11 hydrant shall be provided at the entrance(s) to the development. ~~In addition, if  
12 the development is to be served by public water, fire flow shall be provided in  
13 accordance with Table 17C.60-7, Table 17C.60-8, and PCC 17C.60.165 E.2. and  
14 E.3.~~

15 2. Prior to the approval of any large lot division, short subdivision where each lot is one  
16 gross acre or more, or formal subdivision where each lot is one gross acre or more  
17 and limited to single-family residential use, the following statement shall be affixed  
18 on the face of the plat:

19 Fire flow and/or fire protection requirements shall be determined at the time of  
20 application for building permit.

21 E. **Procedures for Compliance.** The following shall be required for those activities  
22 identified in PCC 17C.60.165 B.1. through 6. and D.2.a-b.:

23 1. Prior to preliminary plat or preliminary plan approval, the applicant shall submit to  
24 the Fire Marshal a Certificate of Water Availability and water system vicinity map  
25 from the water purveyor addressing its willingness and ability to satisfy the  
26 requirements of this Regulation. ~~The Fire Marshal may extend this requirement to  
27 prior to final plat approval.~~

28 2. Prior to final plat, final short plat or final plan approval, the following shall be  
29 required:

- 30 a. Water system plans and specifications which comply with these Regulations  
31 shall be designed and stamped by a registered professional engineer. Said plans  
32 shall be signed by the purveyor and shall be filed with the Fire Marshal.
- 33 b. Water system plans shall be approved in writing by the Fire Marshal.
- 34 c. The approved water system shall be installed prior to final plat, final short plat or  
35 final plan approval provided that this requirement can be waived if a bond or  
36 other security is posted and approved prior to said approval. Bonded  
37 improvements shall be constructed within two years of final plat or final plan  
38 approval. The form of security, if other than a bond, shall be approved by the  
39 Prosecuting Attorney's Office. The amount of the bond or security shall be  
40 determined by the contractor who shall install the system. The bond or other  
41 security shall be issued to Pierce County and shall be approved by the Fire  
42 Marshal.
- 43 d. Electronic "as built" drawings, flow test results showing the amount of fire flow  
44 available at 20 P.S.I., and a Certificate of Water Availability signed for final by  
45 the water purveyor shall be filed with the Fire Marshal.
- 46



- 1 3. When the distribution system is installed, said installation shall be under the  
2 direction of a registered professional engineer who shall certify the construction of  
3 the system is in accordance with the approved design. In the event a bond is posted,  
4 installation of the system shall be completed and operable, in accordance with this  
5 Regulation, prior to occupancy or any other use of any structure.

6 **F. Purveyor Requirements.**

- 7 1. All purveyors shall comply with the Pierce County Coordinated Water System Plan.  
8 2. Maintenance and testing of private water systems per NFPA 25 are the responsibility  
9 of the property owner. Required inspection and test records shall be provided to the  
10 Fire Marshal.

11  
12 **17C.60.180 Automatic Sprinkler Systems for Group R Occupancies.**

13 Section 903.2.8.1 of the International Fire Code is deleted in its entirety and replaced as  
14 follows:

15  
16 903.2.8.1 Group R. An automatic sprinkler system installed in accordance with Section 903.3  
17 shall be provided throughout all buildings with a Group R fire area. Approved automatic  
18 sprinkler systems shall be installed in any structure containing three or more townhouse  
19 units.

20  
21 **17C.60.185 Automatic Sprinkler Systems for Other Occupancies.**

22 **A. One- and Two-Family Dwellings.** Section R313.2 of the International Residential Code  
23 is adopted and modified as follows. An approved automatic fire sprinkler system shall  
24 be installed in one- and two-family dwellings that meet any of the following:

- 25 1. Fire flow calculation area exceeding 5,000 square feet;  
26 2. Located on an unprotected parcel;  
27 3. Located in Fire District 25 or Fire District 26; ~~or~~  
28 4. Any structure containing three or more townhouse units-;  
29 5. Located on Raft Island, Herron Island, Harstine Island, Tanglewood Island, or  
30 Ketron Island; or  
31 6. Less than a 5-foot setback to a property line.

32 **B. Accessory Structures.** An approved automatic fire sprinkler system shall be installed in  
33 new accessory structures with a fire flow calculation area exceeding 5,000 square feet.

34 **C. Commercial.** An approved automatic fire sprinkler system shall be installed in new  
35 commercial buildings that meet any of the following:

- 36 1. Located in Fire District 25 or Fire District 26; ~~or~~  
37 2. Located on an unprotected parcel and not meeting one of the criteria found in PCC  
38 17C.60.160 D.3F-;  
39 3. Installation of fire sprinklers were a condition of a land use application; or  
40 4. Located on Raft Island, Herron Island, Harstine Island, Tanglewood Island, or  
41 Ketron Island.

42 **D. Special Provisions.**

- 43 1. One-and Two-Family Dwellings with a fire flow calculation area of 5,000 square  
44 feet or more shall comply with Table 17C.60-6.  
45 2. Parcels with three dwelling units shall have an approved fire sprinkler system  
46 installed and meet 17C.60.160.  
47 a. Exception: Legally existing mobile home parks.



1 3. Parcels with four or more dwelling units shall have an approved fire sprinkler system  
2 installed and meet PCC 17C.60.160 D.1.a.

3 a. Exception: Legally existing mobile home parks.

4 **E. Existing Buildings.** When a fire sprinkler system is required by PCC 17C.60.185 A.-D.  
5 or Table 17C.60.160-6, the following provisions apply to existing buildings.

6 1. Effective January 1, 2017, a one-time alteration, including additional square footage,  
7 replacement square footage, and/or remodel square footage of up to 500 square feet,  
8 is allowed before sprinklers are required by PCC 17C.60.185 A. and PCC  
9 17C.60.185 B. or Table 17C.60.160-6.

10 2. For a building that meets PCC 17C.60.185 A.-D. or Table 17C.60.160-6 and does  
11 not meet PCC 17C.60.185 E.1., sprinkler protection shall be required as follows:

12 a. The kitchen(s) shall be provided with either a kitchen hood suppression system  
13 or a kitchen sprinkler head.

14 b. If an addition is proposed, the addition shall be provided with sprinkler  
15 protection if it is not exempt from sprinkler protection under the applicable  
16 NFPA 13 standard. If the addition is exempt from sprinkler protection under the  
17 applicable NFPA 13 standard, a single head shall be provided at the transition  
18 between the addition and the existing.

19 c. Any area being remodeled where sheetrock is being added/removed/relocated  
20 shall be provided with sprinkler protection.

21 3. Sprinkler systems required by PCC 17C.60.185 D.2. or PCC 17C.60.185 D.3. shall  
22 be required in the building that is being permitted. Installation of fire sprinkler  
23 systems in dwellings that are not in for a building permit are not required by this  
24 Section.

25 4. A substantial alteration requires installation of the approved fire sprinkler system in  
26 accordance with the applicable NFPA 13 standard.

27  
28 **17C.60.190 Sprinkler Underground.**

29 **A. Fire Department Connections.** Fire Department Connections shall be installed in an  
30 approved location with the following considerations:

31 1. Within 25 feet of a fire hydrant.

32 2. On the same side of the emergency vehicle access as the hydrant.

33 3. Not in a collapse zone.

34 4. Locking caps required.

35 5. Minimum of 50 ft from structure.

36 6. Clustered when possible.

37  
38 **17C.60.195 Emergency Responder Radio Coverage.**

39 **A. Emergency Responder Radio Coverage – New Buildings.** Emergency responder radio  
40 coverage requirements apply to new buildings where any of the following are met:

41 1. Classified as an H or I occupancy;

42 2. The fire area is 12,000 square feet or greater;

43 3. There are more than two stories above grade plane;

44 4. The building has a basement;

45 5. The building is equipped with a photovoltaic system; or

46 6. Radio coverage signal strength levels are not consistent with the minimum levels set  
47 forth in IFC Section 510.



1 Testing is required for items 1-4. Item 5 is assumed to be compliant in buildings that  
2 do not meet any of the 1-4 criteria unless the Fire Departments have reported a  
3 deficiency.

4 **B. Emergency Responder Radio Coverage – Existing Buildings.** When a building permit  
5 application is submitted in an existing multi-tenant building that requires testing, the  
6 building owner is responsible for contracting the testing and submitting the results prior  
7 to occupancy. Emergency responder radio coverage requirements apply to existing  
8 buildings where any of the following are met:

- 9 1. A building permit is submitted to Pierce County and any of the following are met:
- 10 a. Classified as an H or I occupancy;
  - 11 b. The building is 12,000 square feet or greater;
  - 12 c. There are more than two stories above grade plane;
  - 13 d. The building has a basement;
  - 14 e. The building is equipped with a photovoltaic system; or
  - 15 f. Radio coverage signal strength levels are not consistent with the minimum levels  
16 set forth in IFC Section 510.

17 Testing is required for items 1-4. Item 5 is assumed to be compliant in buildings  
18 that do not meet any of the 1-4 criteria unless the Fire Departments have reported a  
19 deficiency.

- 20 2. The local fire district has reported a deficiency.

21  
22 **17C.60.200 Fire Alarm Systems.**

- 23 A. New fire alarm systems shall be addressable.
- 24 B. A fire alarm panel replacement shall be with an addressable panel and meet the  
25 installation requirements of the current International Fire Code for the occupancy  
26 served.

27  
28 **17C.60.205 Gates.**

- 29 A. A gate serving a commercial facility or building is required to be an electric gate  
30 equipped with Opticom.
- 31 B. A gate serving five or more residential lots is required to be an electric gate equipped  
32 with Opticom.
- 33 C. When a manual gate is allowed it shall be equipped with a 1650 Knox box installed on  
34 the right side of the gate.

35  
36 **17C.60.210 Dry Standpipes.**

37 When a dry standpipe is required for a residential structure, it shall be designed and installed  
38 in accordance with the following:

- 39 A. Hydraulically designed to provide a minimum of 750 gpm @ 250 psi.
- 40 B. The standpipe shall be designed by a Washington State Level 3 license holder or a PE.
- 41 C. In a location approved by Fire Prevention and the local fire district.
- 42 D. A 5" Storz Fire Department Connection on the supply side and a roof top connection (3  
43 each 2 ½" gated with cap) on the discharge.
- 44 E. Locking caps required on the supply side.



1 **17C.60.215 Planned Development Districts (PDDs).**

2 The following criteria apply to Planned Development Districts:

- 3 A. When the PDD allows an interior setback distance that is less than 5 feet as measured  
4 from the concrete foundation wall to the property line, or less than 10 feet between  
5 buildings on the same property, all of the following shall apply:  
6 1. Buildings using the PDD reduced setback require installation of fire sprinkler  
7 systems.  
8 2. The exterior siding shall consist of brick, stone, or approved fiber cement siding.  
9 3. A second story rescue access that fronts on a public space shall be provided.  
10 4. Improvements within the side yards shall be limited:  
11 a. Eaves shall not exceed 12 inches.  
12 b. The necessary distance required to install a gas fireplace not to exceed 2 feet, this  
13 shall include direct vents and gas piping when it is black iron or copper.  
14 c. Propane tanks are not allowed in the 5-foot setback or between buildings.  
15 d. Fences and hedges are prohibited between buildings.  
16 B. When the PDD proposes to use neighborhood street/access lanes/alleys or any deviations  
17 to Pierce County road standards that affect EV access the following are required:  
18 1. Installation of fire sprinkler systems in affected lots within the PDD.  
19 C. When the PDD proposes multiple single-family detached dwelling units without  
20 property lines the following are required:  
21 1. Installation of fire sprinkler systems in all lots within the PDD.  
22 2. The exterior siding shall consist of brick, stone, or approved fiber cement siding.  
23 3. A second story rescue access that fronts on a public space shall be provided.  
24 4. Improvements within the side yards shall be limited:  
25 a. Eaves shall not exceed 12 inches.  
26 b. The necessary distance required to install a gas fireplace not to exceed 2 feet, this  
27 shall include direct vents and gas piping when it is black iron or copper.  
28 c. Propane tanks are not allowed in the 5-foot setback or between buildings.  
29 d. Fences and hedges are prohibited between buildings.

30  
31 **17C.60.220 Subdivision of Unprotected Parcels.**

32 Subdivision of unprotected parcels is prohibited.  
33

34 **17C.60.222 Subdivision Plat Notes.**

35 The following notes shall be on the face of the plat and in the CC&Rs:

- 36 A. "When setbacks are 5 feet from a foundation to an interior property line, and the  
37 cumulative distance between two home foundations is not greater than 10 feet, the  
38 following limitations apply to second and third story egress/rescue windows and  
39 intervening fences:  
40 1. Fences will not be allowed between homes where they would front an egress/rescue  
41 window facing the side yard. This does not apply if the same room has an  
42 egress/rescue window to the front or rear of the home.  
43 2. Fences will be allowed if they start 3 feet past the proposed bedroom egress/rescue  
44 window.  
45 3. These fencing limitations do not apply to a side yard that is adjacent to a tract or  
46 other property that is not proposed to have a structure (i.e., park, storm, open space  
47 tracts).



1 4. Modifications from this requirement may be allowed where a NFPA 13D fire  
2 sprinkler system is installed in each home adjacent to the fence."

3 B. Prior to the approval of any large lot division, short subdivision where each lot is one  
4 gross acre or more, or formal subdivision where each lot is one gross acre or more and  
5 limited to single-family residential use, the following statement shall be affixed on the  
6 face of the plat:

7  
8 "Fire flow and/or fire protection requirements shall be determined at the time of  
9 application for building permit."

10  
11 C. For land use applications that create 9 or more dwelling units the following note is  
12 required:

13  
14 "No parking shall be allowed in the fire lane." Approved signs as guided by IFC  
15 Appendix D103.6 or approved pavement striping shall be provided and maintained  
16 by the property owner to identify and prohibit the obstruction of fire department  
17 access.

18  
19 D. Landscaping in tracts or common space that can be controlled by the builder/developer  
20 shall be designed so that it does not allow for fire spread. All new developments will  
21 have their CC&Rs reflect this same requirement and maintenance.

22  
23 **17C.60.225 Road Signs.**

24 All private roads must have private road name signs that meet the requirements outlined in  
25 this Title and the "Manual on Design Guidelines and Specifications for Road and Bridge  
26 Construction in Pierce County". All private roads shall be named and/or numbered in accordance  
27 with Chapter 10.44 PCC.



Chapter 17C.70

WASHINGTON STATE ENERGY CODES

17C.70.010 Adoption of Washington State Energy Code.

The edition of the Washington State Energy Code currently or hereafter adopted and amended by the State Building Code Council and included in Chapters 51-11C and 51-11R of the Washington Administrative Code (WAC) is adopted as the Energy Code for the unincorporated areas of Pierce County. The effective date of subsequent editions of the Washington State Energy Code in Pierce County shall coincide with the effective date of their adoption and amendment by the State Building Code Council.

17C.70.020 Violations.

WAC 51-11-0106 51-11-C110 and WAC 51-11R-R110 is are deleted.

See Section PCC 17C.10.050, "Violation and Penalties."

17C.70.030 Means of Appeal.

WAC 51-11-C110 and WAC 51-11R-R110 are deleted. See PCC 17C.10.060, "Appeals."



Chapter 17C.75

**INTERNATIONAL SWIMMING POOL AND SPA CODE**

**17C.75.010 International Swimming Pool and Spa Code Adopted.**

The 2015 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council, is hereby adopted as the Swimming Pool and Spa Code for unincorporated areas of Pierce County; except that the amendments in this Chapter shall govern over the published provisions of the International Swimming Pool and Spa Code. The edition of the International Swimming Pool and Spa Code, currently or hereafter adopted and amended by the State Building Code Council and included in Title 51 of the Washington Administrative Code, is adopted as the Swimming Pool and Spa Code of the International Swimming Pool and Spa Code.



**FINDINGS OF FACT**

The Pierce County Council finds that:

1. Pierce County has adopted uniform standards for building construction, fire prevention, and building maintenance. These regulations are found in Title 17C of the Pierce County Code (PCC).
2. The building, fire, and maintenance codes found in Title 17C PCC need to be periodically updated to ensure conformity with national and state standards.
3. Any jurisdiction may amend the State Building Code, provided the amendments do not reduce the minimum performance standards of the codes.
4. The Pierce County Sustainability 2030 plan promotes the transition to electric vehicles as a strategy for reducing transportation generated greenhouse gas emissions.
5. Providing electric vehicle charging readiness at the time of construction of new one- and two-family dwellings supports increased use of electric vehicles and is more cost effective than retrofitting a structure with electric vehicle charging capability after construction is complete.
6. The cost of providing an electric vehicle ready space in new one- and two-family construction is estimated to be \$50 to \$300 per space. Retrofitting an existing structure with electric vehicle charging readiness is estimated to be 200 to 800 percent more expensive than the cost of providing electric vehicle charging readiness at time of building construction.
7. The "International Residential Code" (Chapter 17C.30 PCC) is amended to require electric vehicle charging readiness for new one- and two-family dwellings.
8. Chapter 17C.60 PCC, International Fire Code, is amended to require additional fire protection features to prevent fire spread and decrease fire damage to single-family development where structures have a separation of less than 10 feet.
9. It is in the best interest of the citizens of Pierce County and necessary and appropriate to protect the health, safety, and welfare of the citizens to adopt these amendments.
10. The amendments are categorically exempt from SEPA as a nonproject action under RCW 43.21C.450(4), as these amendments are related to technical codes to ensure consistency with minimum standards contained in state law.



1 11. On June 7, 2021, the Pierce County Council Community Development Committee  
2 reviewed the proposed amendments to the Building and Fire Codes in a public  
3 hearing; and on June 7, 2021, the Pierce County Council Community Development  
4 Committee made final recommendations to the Pierce County Council in a public  
5 hearing.  
6

