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July 1, 2016

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2.02.730 Amendment to IEBC Section 105.2 – Work exempt from permit.

Section 105.2 in the IBC is hereby deleted, and replaced by reference by TMC 2.02.090.

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2.02.740 Amendment to IEBC Section 112 – Board of Appeals.

IEBC Section 112 in the IBC is hereby deleted and replaced by reference to TMC 2.02.120.

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2.02.750 Amendment to IEBC Section 113 – Violations.

Section 113 in the IBC is hereby deleted, and replaced by reference by TMC 2.02.130.

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2.02.760 Amendment to IEBC Section 202 – General Definitions – L, S, and W.

Live/Work Unit. A dwelling or sleeping unit in which up to 50 percent of the unit's space includes a commercial business use. The business owner lives in the residential space.

Substantial Improvement or Repair or Substantial Alteration or Construction. Reconstruction, rehabilitation, addition, alteration, repair, or other improvement to an existing building or structure, the cost of which exceeds 50 percent of the value of the building or structure before the repair or improvement is started as calculated using the latest Building Valuation Data published by the International Code Council. If ICC Building Valuation Data is not applicable to this building or structure, the value may be established using an approved market valuation. For purposes of determining Substantial Improvement or Repair for flood hazard areas, this shall be cumulative as measured from the issuance date of the initial building permit or the last substantial improvement. For all other purposes, this shall be cumulative over a two-year period, as measured from the issuance date of the initial building permit for the project.

Work/Live Unit. A commercial business use which includes a dwelling unit in up to 50 percent of the unit's space. The business owner lives in the residential space.

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2.02.765 Amendment to IEBC Section 403 – Alterations – by addition of a new Section 4.3.1.1 - Substantial Alteration or Construction.

403.1.1 Substantial Alteration or Construction. Where alteration to any building or structure are defined as Substantial Alteration or Construction as defined in IEBC Section 202, such alterations shall comply with the requirements of IEBC Section 907.

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2.02.770 Amendment to IEBC Section 407.1 – Conformance by addition of new Sections 407.1.1, Minimum Standards, and 407.1.2, Work/Live Use.

407.1.1 Minimum Standards. Minimum standards for fire, life, and seismic under TMC 2.01, Minimum Building and Structures Code, shall be provided regardless of whether the new occupancy or new use is considered less hazardous than the old occupancy. The relative hazard of occupancies shall be determined using IEBC Chapter 10.

407.1.2 Work/Live Use. A change to a work/live use is not a change of occupancy for the building or space provided the following conditions are met:

1. The buildings containing work/live units shall comply with IBC Section 419.2; and
2. The occupancy classification of the work/live unit conforms to the existing permitted use; and
3. All buildings with work/live uses shall comply with the standards for fire, life, and seismic safety in TMC 2.01, Minimum Building and Structures Code; and
4. A certificate of occupancy is issued for any new or altered work/live use.

Additional conditions may be imposed by the Building Official or Fire Code Official where deemed necessary for the general safety and welfare of the occupants and the public depending on the specific hazards and hazardous materials associated with the work/live use.

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2.02.775 Amendment to IEBC Section 504.1 – Alteration – Level 2.

EB504.1. Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment below the threshold of a Level 3 alteration.

2.02.776 Amendment to IEBC Section 505.1 – Alteration – Level 3.

EB505.1. Scope. Level 3 alterations apply where the work is Substantial Improvement or Repair as defined in 2.02.760.

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2.02.780 Amendment to IEBC Section 603 – Fire Protection – by addition of a new subsection EB603.2.
EB603.2 Group R-1 and R-2 occupancies. Where Repairs, as defined by the IEBC, are undertaken to buildings of Group R-1 or Group R-2 occupancies, automatic fire sprinkler systems shall be provided when required by the International Fire Code (“IFC”) as adopted and amended in TMC Chapter 3.02.

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2.02.790 Amendment to IEBC Section 703 – Fire Protection – by addition of a new subsection EB703.2.
EB703.2 Group R-1 and R-2 occupancies. Where Repairs, as defined by the IEBC, are undertaken to buildings of Group R-1 or Group R-2 occupancies, automatic fire sprinkler systems shall be provided when required by the International Fire Code (“IFC”) as adopted and amended in TMC Chapter 3.02.

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2.02.805 Amendment to IEBC Section 1001.1 – Change of Occupancy – Scope – by addition of an exception to EB1001.1.

EB1001.1 Exception:

1. The addition of work/live units complying with IBC Section 419.2 where the occupancy classification of the work/live unit conforms to the existing permitted use and the building complies with TMC 2.01, Minimum Building and Structures Code.

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2.02.810 Amendment to IEBC Section 1007.3 – Seismic Loads – by deletion and replacement of IEBC Section 1007.3 and addition of a new Section IEBC 1007.3.3 – Seismic Requirements for Unreinforced Masonry and Hollow Clay Tile Buildings.

IEBC Section 1007.3 shall be deleted and replaced as follows:

IEBC 1007.3 – Seismic Loads. Existing buildings with a change of occupancy shall comply with the seismic provisions of Sections 1007.3.1 and 1007.3.2. Unreinforced masonry and hollow clay tile buildings shall also comply with Section 1007.3.3.

The following section shall be added to IEBC Section 1007.3:

IEBC 1007.3.3 – Seismic Requirements Due to Change of Occupancy for Unreinforced Masonry and Hollow Clay Tile Buildings. Existing buildings constructed with unreinforced masonry or hollow clay tile categorized in IBC Table 1604.5 as Risk Category II, shall be required to comply with the requirements for International Building Code level seismic forces as specified in Section 301.1.4.2 when the occupancy is increased to a higher relative hazard level in accordance with IEBC Table 1007.1.

IEBC TABLE 1007.1 – HAZARD CATEGORIES TRIGGERING SEISMIC REQUIREMENTS DUE TO CHANGE OF OCCUPANCY FOR URM AND HOLLOW CLAY TILE CLASSIFIED BUILDINGS

Relative Hazard	Occupancy Classification
High	<ul style="list-style-type: none"> • Buildings and other structures whose primary occupancy is assembly with an occupant load greater than 99. • Buildings and other structures containing Group E occupancies with an occupant load greater than 50. • Group I occupancies not categorized under Risk Categories III and IV. • Group H occupancies. • Any other occupancy with an occupant load greater than 500.
Medium	<ul style="list-style-type: none"> • Buildings and other structures whose primary occupancy is assembly with an occupant load of 99 or less. • Buildings and other structures containing Group E occupancies with an occupant load of 49 or less. • Group R-1, R-2. • Group F-1 and S-1 with an occupant load of 500 or less. • Group B or M with an occupant load of 100 to 500.
Low	<ul style="list-style-type: none"> • Group B or M with an occupant load less than 100. • Group F-2, S-2, R-3, and U with an occupant load of 500 or less

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2.02.820 Amendment to IEBC Chapter 13 – Relocated or moved buildings.

Chapter 13 in the IEBC, as amended by the State Building Code, is hereby deleted and replaced with the following:

1301.1. Buildings or structures moved into or within the City of Tacoma shall comply with the provisions of this code and the Tacoma Building and Fire Codes for new buildings or structures. Exception:

Group R, Division 3, buildings or structures are not required to comply if:

1. The original occupancy classification is not changed,
2. The building complies with TMC 2.01, Minimum Building and Structures Code, and
3. The original building is not substantially remodeled or rehabilitated. For the purposes of this section only, a Group R, Division 3 building shall be considered to be substantially remodeled when the costs of remodeling within a two year period beginning on the date the alteration permit is issued, exceed 60 percent of the value of the building as calculated using the Building Valuation Table published by the International Code Council, exclusive of the costs relating to preparation, construction, demolition, or renovation of foundations.

Off-site improvements shall be provided in accordance with Section 2.19, as if the building is a new building, when the building is moved onto the site from some other location, and shall be provided as if the building was added to or remodeled when the building is moved within the site.

Both a building permit and a moving permit shall be required to move a building onto a site within the City of Tacoma. No moving permit shall be issued until a building permit is issued for the building.

Prior to issuing a building permit for a building to be moved onto a site within the City of Tacoma, the permittee shall post a performance bond, or other financial security acceptable to the Building Official, to be used to demolish the building if conditions of the building permit and all other applicable codes and regulations of the City of Tacoma, have not been complied with within the times specified in said sections. The amount of the bond shall be established by the Building Official and shall be sufficient to cover costs of demolishing the building, disposing of all demolition debris, cleaning the property of any and all litter and debris, and grading the property so that no unsafe conditions remain.

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