

ORDINANCE NO. 463

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, PERTAINING TO ALLOWABLE HEIGHT AND BUILDING AREAS, AMENDING UNIVERSITY PLACE MUNICIPAL CODE CHAPTER 14.05, BUILDING AND CONSTRUCTION CODES, TO PROVIDE FOR ADDITIONAL STORIES OF WOOD FRAME CONSTRUCTION IN LIMITED APPLICATION WHILE MAINTAINING PUBLIC SAFETY.

WHEREAS, the Legislature of the State of Washington passed legislation in the 2003 session amending Chapter 19.27 RCW, the State Building Code; and

WHEREAS, the existing limitations on Type V A Construction for allowable building heights in stories does not allow for five (5) stories of wood frame construction; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

14.05.100 Building Code Amendments.

Section 1. Amending Chapter 14.05 of the University Place Municipal Code. Chapter 14.05.100 is hereby amended as follows:

E: Table 503 is amended to read:

(Insert Exhibit A - Table 503 here)

Re-letter existing letter "E" to "F".

Re-letter existing letter "F" to "G".

Section 2. Copy to be Available. One copy of this ordinance shall be available in the office of the City Clerk for use and examination by the public.

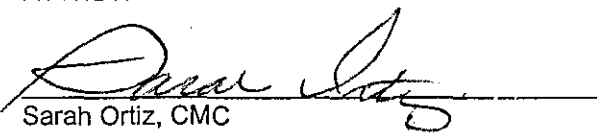
Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 4. Publication and Effective Date: A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall be effective five (5) days after its publication.

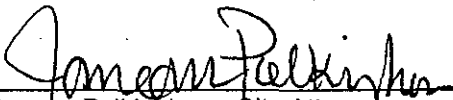
PASSED BY THE CITY COUNCIL ON THE 12TH DAY OF DECEMBER, 2005


Ken Grassi, Mayor

ATTEST:


Sarah Ortiz, CMC
City Clerk

APPROVED AS TO FORM:



Janean Polkinghorn, City Attorney

Date of Publication: 12/15/05
Effective Date: 12/20/05

Exhibit 'A'

TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREAS Height limitations shown as stories and feet above grade plane. Area limitations as determined by the definition of "Area, building," per floor.										
GROUP	Hgt(feet) Hgt(S)	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
		UL	160	65	55	65	55	65	50	40
A-1	S	UL	5	3	2	3	2	3	2	1
	A	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
A-2	S	UL	11	3	2	3	2	3	2	1
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-3	S	UL	11	3	2	3	2	3	2	1
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-4	S	UL	11	3	2	3	2	3	2	1
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-5	S	UL	UL	UL	UL	UL	UL	UL	UL	UL
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	S	UL	11	5	4	5	4	5	3 ^d	2
	A	UL	UL	37,500	23,000	29,500	19,000	36,000	18,000	9,000
E	S	UL	5	3	2	3	2	3	1	1
	A	UL	UL	26,500	14,500	23,500	14,500	25,500	18,500	9,500
F-1	S	UL	11	4	2	3	2	4	2	1
	A	UL	UL	25,000	15,500	19,000	12,000	33,500	14,000	8,500
F-2	S	UL	11	5	3	4	3	5	3	2
	A	UL	UL	37,500	23,000	28,500	18,000	50,500	21,000	13,000
H-1	S	1	1	1	1	1	1	1	1	NP
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	NP
H-2	S	UL	3	2	1	2	1	2	1	1
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	3,000
H-3	S	UL	6	4	2	4	2	4	2	1
	A	UL	60,000	28,500	14,000	17,500	13,000	25,500	10,000	5,000
H-4	S	UL	7	5	3	5	3	5	3	2
	A	UL	UL	37,500	17,500	28,500	17,500	35,000	18,000	8,500
H-5	S	3	3	3	3	3	3	3	3	2
	A	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
I-1	S	UL	9	4	3	4	3	4	3	2
	A	UL	55,000	19,000	10,000	16,500	10,000	18,000	10,500	4,500
I-2	S	UL	4	2	1	1	NP	1	1	NP
	A	UL	UL	15,000	11,000	12,000	NP	12,000	9,500	NP
I-3	S	UL	4	2	1	2	1	2	2	1
	A	UL	UL	15,000	11,000	10,500	7,500	12,000	7,500	5,000
I-4	S	UL	5	3	2	3	2	3	1	1
	A	UL	60,500	26,500	13,000	23,500	13,000	25,500	18,500	9,000
M	S	UL	11	4	4	4	4	4	3	1
	A	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000
R-1	S	UL	11	4	4	4	4	4	3 ^d	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-2 ^a	S	UL	11	4	4	4	4	4	3 ^d	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-3 ^a	S	UL	11	4	4	4	4	4	3	3
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
R-4	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
S-1	S	UL	11	4	3	3	3	4	3	1
	A	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
S-2 ^{b,c}	S	UL	11	5	4	4	4	5	4	2
	A	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000	13,500
U ^c	S	UL	5	4	2	3	2	4	2	1
	A	UL	35,500	19,000	8,500	14,000	8,500	18,000	9,000	5,500

For SI: 1 foot = 304.8mm, 1 square foot = 0.929m².

UL = Unlimited, NP = Not permitted.

- a. As applicable in Section 101.2.
- b. For open parking structures, see Section 406.3
- c. For private garages, see Section 406.1.
- d. For Group B or Group R, Division 1 and 2 Occupancies, the permitted increase of one story allowed by Section 504.2 may be increased to two stories and the maximum building height may be increased by 20 feet when all of the following conditions are met:
 1. An automatic fire-extinguishing system complying with Section 903.3.2.2 is installed throughout with the installation of quick response sprinkler heads in all areas where the use of these heads is allowed.
 2. Vertical exit enclosures are constructed as smokeproof enclosures in accordance with Sections 909.20 and 1019.1.
 3. Standby power is supplied for light, emergency, and any exit enclosure mechanical ventilation systems used, as provided in Sections 403.10 and 909.20.6.2, and the current edition of the National Electrical Code.
 4. Fire Department access shall be in accordance with the International Fire Code, 2003 Edition, and the City of University Place/Pierce County Standards.
 5. Structural Observation is provided during construction in accordance with Sections 1702 and 1709.1.