

**CHAPTER 16.16**  
**INTERNATIONAL FIRE CODE**

**Sections:**

- 16.16.010 Adoption of the International Fire Code.
- 16.16.020 Enforcement.
- 16.16.030 Definitions.
- 16.16.040 Establishment of Limits of Districts in which Storage of Flammable or Combustible Liquids in Outside Aboveground Tanks is to be Prohibited.
- 16.16.050 Establishment of Limits in which Bulk Storage of Liquefied Petroleum Gases is to be Restricted.
- 16.16.060 Establishment of Limits of Districts in which Storage of Explosives and Blasting Agents is to be Prohibited.
- 16.16.070 Amendments to the International Fire Code.
- 16.16.075 Problematic Systems and Systems Out of Service.
- 16.16.080 Fees.
- 16.16.085 Exceptions.
- 16.16.090 Appeals.
- 16.16.100 New Materials, Processes or Occupancies which may Require Permits.
- 16.16.110 Violations — Penalties.
- 16.16.120 Conflicts with Existing Codes and Ordinances.

**16.16.010 Adoption of the International Fire Code**

A. Pursuant to RCW 35.21.180, that certain code of technical regulations known as the International Fire Code and Appendices B, C, D, E, F, G, H, I, J, K and L, except Table B105.2 shall be 50% of the required fire flow value, and Section D-107 is not adopted (2015 Edition); and Appendix L shall apply to all mid-rise, high-rise and other buildings that have been determined by the Fire Marshal to meet the requirements of L101.1 for a Firefighter air replenishment system; and any amendments thereto published by the Washington State Building Code Council, is hereby adopted by this reference as if fully set forth, subject to the modifications and amendments set forth in TMC Chapter 16.16. One copy of said Fire Code shall be maintained on file in the office of the Fire Marshal for public use and inspection.

B. IFC Section 105.6.5 shall be modified as follows:

**105.6.5 Carnivals and fairs, Temporary/special events**

An operational permit is required to conduct a carnival or fair or other temporary/special event. The Temporary/Special Event permit shall be the sole permit issued by the City for carnivals, fairs and other temporary/special events, and shall encompass temporary membrane structures, liquid propane gas, flammable combustible liquids, electrical, signs, rights of way use and other such permits as approved by the Fire Marshal or the authorized designee. Other permits or approvals may be required from agencies other than the City of Tukwila. The City reserves the right to limit the number of temporary/special events per location if, in the opinion of the City, the event(s) are detrimental to the public health and welfare.

*(Ord 2504 §1, 2016; Ord 2435 §2, 2014)*

**16.16.020 Enforcement**

A. The International Fire Code shall be enforced by the Fire Marshal's Office within the Fire Department of the City, which is operated under the supervision of the Chief of the Fire Department.

B. There shall be a Fire Marshal in charge of the Fire Marshal's Office who shall be appointed by the Chief of the Fire Department on the basis of an examination to determine his qualifications.

*(Ord 2504 §2, 2016; Ord 2435 §3, 2014)*

**16.16.030 Definitions**

A. Wherever the word "jurisdiction" is used in the International Fire Code, it means the area within the city limits of the City of Tukwila, Washington.

B. Wherever the words "Fire Code Official" are used in the International Fire Code, they mean the Fire Marshal in charge of the Fire Marshal's Office.

C. "Temporary/special event" refers to an event taking place within the City of Tukwila that will not last more than 21 consecutive days, that is not customary at that location and would otherwise be prohibited. Examples include a fair, carnival, circus, or tent or sidewalk sale. Prior approval is required for an event to be held on City property.

*(Ord 2504 §3, 2016; Ord 2435 §4 2014)*

**16.16.040 Establishment of Limits of Districts in which Storage of Flammable or Combustible Liquids in Outside Above-Ground Tanks is to be Prohibited**

The storage of flammable or combustible liquids in outside aboveground storage tanks is prohibited within the City, except as conditioned below:

1. Aboveground storage tanks shall meet the requirements of Chapter 57 of the International Fire Code.
2. Tanks containing Class I, II or III-A liquids shall not exceed 12,000 gallons individual or 24,000 gallons aggregate.
3. Installation of aboveground tanks shall be subject to berming and screening as required by the Public Works and Planning Departments respectively.
4. Installation of aboveground tanks shall be limited to MIC, HI, LI or CLI zones.

*(Ord 2435 §5, 2014)*

**16.16.050 Establishment of Limits in which Bulk Storage of Liquefied Petroleum Gases is to be Restricted**

A. The limits referred to in Chapter 61, Section 6104.2 of the International Fire Code, in which storage of liquefied petroleum gas is restricted, shall apply throughout the City. NFPA 58 shall be used as the installation guide for all propane systems.

B. International Fire Code Section 6101.3, Construction documents. Where a single LP-gas container is more than 250 gallons (946 L) in water capacity or the aggregate water capacity of LP-gas containers is more than 300 gallons (1135 L), the installer shall submit construction documents for such installation.

*(Ord 2435 §6, 2014)*

**16.16.060 Establishment of Limits of Districts in which Storage of Explosives and Blasting Agents is to be Prohibited**

The limits referred to in Chapter 56, Section 5601.2.1, Section 5601.2.3 and Section 5601.3 of the International Fire Code, in which storage of explosives and blasting agents is prohibited, shall apply throughout the City.

*(Ord 2504 §4, 2016; Ord 2435 §7, 2014)*

**16.16.070 Amendments to the International Fire Code**

A. Portable fire extinguishers shall be installed in all occupancies. No exceptions will be allowed.

B. Adequate ground ladder access shall be provided to all rescue windows above the first story. Landscape a flat, 12-foot deep by 4-foot wide area below each required rescue window.

C. **Traffic Calming Devices.** Traffic calming devices shall be reviewed by the fire code official for impacts to emergency services response times.

D. Section 503 of the International Fire Code (2015 Edition) adopted by this chapter is hereby amended to read as follows:

**Section 503.2**

1. **General.** Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

2. **Definitions.** The following definitions shall apply in the interpretation and enforcement of this section:

a. **“Fire apparatus access road(s)”** means that area within any public right-of-way, easement, or private property designated for the purpose of permitting fire trucks and other firefighting or emergency equipment to use, travel upon and park.

b. **“Park,” “parking,” “stop,” “stand” or “standing”** means the halting of a vehicle, other than an emergency vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the direction of a police officer or fire official or traffic signal or sign.

c. **“Vehicle”** means a machine propelled by power, other than human power, designed to travel along the ground or rail, by the use of wheels, treads, runners or slides, and shall include, without limitation, truck, automobile, trailer, motorcycle, tractor, buggy, wagon and locomotive.

3. **Requirements – Standards**

a. When required by the Fire Marshal, hard-surfaced fire apparatus access road(s) shall be provided around facilities which, by their size, location, design or contents warrant access which exceeds that normally provided by the proximity of city streets.

b. Fire apparatus access road(s) shall be required when any portion of an exterior wall of the first story is located more than 150 feet from Fire Department vehicle access.

4. **Surface.** Fire apparatus access road(s) shall be either asphalt or reinforced concrete, a minimum two inches thick, or when specifically authorized by the Fire Department, compacted crushed rock or other alternate surfaces may be used. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus.

5. **Width.** The minimum unobstructed width of a fire apparatus access road shall not be less than 20 feet.

6. **Aerial Apparatus Access Roads.** Aerial apparatus access roads shall not be less than 26 feet in width.

7. **Vertical clearance.** All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches.

**Exceptions:**

a. When conditions prevent the installation of an approved fire apparatus access road, the Fire Marshal may permit the installation of a fire protection system or systems in lieu of a road.

b. When there are not more than two Group R, Division 3 or Group U occupancies, the requirements of this section may be modified provided that, in the opinion of the Fire Marshal, firefighting or rescue operations would not be impaired.

c. Clearances or widths required by this section may be increased when, in the opinion of the Fire Marshal, clearances or widths are not adequate to provide fire apparatus access.

8. **Turning Radius.** The turning radius of a fire apparatus access road shall be approved by the Fire Marshal.

9. **Turnarounds.** All dead-end apparatus access roads in excess of 150 feet shall be provided with approved provisions for the turning around of fire apparatus.

10. **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the International Building Code or other regulations adopted by the City and shall use designed live loading sufficient to carry the imposed loads of fire apparatus.

11. **Grade.** The gradient for a fire apparatus access road shall not exceed 15% with a cross slope no greater than 5%.

12. **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

13. **Markings:**

a. When required, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

b. Fire apparatus access roads shall be identified by painting the curb yellow and a 4-inch-wide line and block letters 18 inches high, painted in the lane, at 50-foot intervals, stating, "**FIRE LANE NO PARKING,**" color to be bright yellow, or by the posting of signs stating, "**FIRE LANE NO PARKING,**" and painting the curb. Signs shall be posted on or immediately next to the curb line or on the building. Signs shall be 12 inches by 18 inches and shall have letters and background of contrasting color, readily readable from at least a 50-foot distance. Signs shall be spaced not further than 50 feet apart, nor shall they be more than four feet from the ground.

c. Residential fire apparatus access roads shall be marked with signs described in (b) above; no striping or painting shall be required.

14. **Parking Prohibited.** Except when necessary to avoid conflict with other traffic, or in compliance with the direction of a police or fire official, or traffic control sign, signal or device, no person shall stop, stand or park a vehicle, whether occupied or not, at any place where official fire lane signs are posted, except:

a. Momentarily to pick up or discharge a passenger or passengers, or

b. Temporarily for the purpose of and while actually engaged in loading property.

15. **Fire Apparatus Road(s) as part of Driveways and/or Parking Areas.** The Fire Marshal may require that

areas specified for use as driveways or private thoroughfares shall not be used for parking. These areas, when specified, shall be marked or identified by one of the two means detailed in TMC Section 16.16.070.D.13.b or TMC Section 16.16.070.D.13.c.

16. **Existing Buildings.** When the Fire Marshal determines that a hazard, due to inaccessibility of fire apparatus, exists around existing buildings, they may require fire apparatus access road(s) to be constructed and maintained.

17. **Required Gates or Barricades.** The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

18. **Secured Gates and Barricades.** When required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 of the International Fire Code shall not be trespassed on or used unless authorized by the owner and fire code official.

19. **Security Gates.** The installation of security gates across a fire apparatus access road shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. Electric operated gates shall have a remote opening device installed for emergency services.

20. **Enforcement.** It shall be the duty of the Tukwila Fire Marshal and/or the authorized designee(s) to enforce Subsection 503.2 of the International Fire Code.

*(Ord 2504 §5, 2016; Ord 2435 §8, 2014)*

**16.16.075 Problematic Systems and Systems Out of Service**

In the event of temporary failure of the emergency responder radio coverage, fire alarm system, fire sprinkler system or an excessive number of accidental alarm activations, the Fire Marshal is authorized to require the building owner or occupant to provide standby personnel as set forth in Section 403.12 of the International Fire Code until the system is restored, repaired or replaced.

*(Ord 2435 §9, 2014)*

**16.16.080 Fees**

**A. Permit Fees.** Fees for permits required by the International Fire Code shall be in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council.

**B. Short Term Permit Fees.** Fees for each permit required by the International Fire Code for Liquid Propane or Open Flame permit (for food vendors for events not to exceed three consecutive days in duration) shall be in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council.

**C. Plan review fees for alternative fire protection systems** shall be in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council.

**D. Re-inspection Fees:**

**1. Re-inspection Fees for New Construction and Tenant Improvements.** When an inspection is requested for new construction, tenant improvements or spot inspections, and then, upon arrival, the Fire Inspector finds that the work is not complete, not ready for inspection, or does not comply with fire code requirements, a follow-up inspection will be required, and a re-inspection fee in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council will be assessed.

**2. Re-inspection Fees for Company Level Inspections.** A re-inspection fee will be assessed when, on follow-up inspections after the initial company level inspection, the inspector finds that the violations have not been corrected. The re-inspection fee(s) shall be in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council.

**3. Exceptions.** Any exception to the items covered by this ordinance shall be made by the Chief of the department or by the Fire Marshal. Requests for exceptions must be made in writing; exceptions granted or denied shall be in writing.

**E. Penalties.** The following penalties shall apply to these violations of the Fire Code:

IFC SECTION	OFFENSE	BAIL
109.3.2	Non-compliance with orders and notices	\$5,000.00
109.3.4	Unlawful removal of a tag	\$5,000.00
111.1	Unlawful continuance of a hazard	\$5,000.00
111.4	Non-compliance with a Stop Work Order	\$5,000.00
503.4	Illegal parking on fire apparatus access roads	\$100.00
609.3.3	Failure to: Clean commercial kitchen hoods	\$500.00
901.6.1	Failure to: Maintain fire protection systems	\$500.00
901.7	Failure to: Conduct a required fire watch	\$500.00
904.12.6	Failure to: Maintain commercial cooking extinguishing systems	\$500.00
1003.6	Failure to: Maintain means of egress continuity	\$250.00
TMC Section 16.40.110	Failure to: Provide required UL central station monitoring	\$500.00

**F. Other Violations.** Bail for all other violations is \$250.00 plus court costs. Fines are forfeitable on the first offense and mandatory appearance is required on second offense.

**G. False Alarms.** False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner. False alarms, in excess of two per year, shall be fined under the fee schedule referenced in TMC Section 8.08.040.

*(Ord 2504 §6, 2016; Ord 2435 §10, 2014)*

**16.16.085 Exceptions**

Any exception to the items covered by this ordinance shall be made by the Chief of the department or by the Fire Marshal. Requests for exceptions must be made in writing; exceptions granted or denied shall be in writing.

*(Ord 2435 §11, 2014)*

### 16.16.090 Appeals

A. Whenever the Fire Marshal disapproves an application or refuses to grant a permit applied for, the applicant may appeal the decision to the City's Hearing Examiner. A written notice of appeal shall be filed with the City Clerk within 14 days of the date of final decision by the Fire Marshal. The notice of appeal must be accompanied by an appeal fee in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council.

B. The Notice of Appeal shall contain the following information:

1. The name of the appealing party.
2. The address and phone number of the appealing party; and if the appealing party is a corporation, association or other group, the address and phone number of a contact person authorized to receive notices on the appealing party's behalf.
3. A statement identifying the decision being appealed and the alleged errors in that decision.
4. The Notice of Appeal shall state specific errors of fact or errors in application of the law in the decision being appealed, the harm suffered or anticipated by the appellant, and the relief sought. The scope of an appeal shall be limited to matters or issues raised in the Notice of Appeal.

C. Upon timely filing of a Notice of Appeal, the Fire Marshal shall set a date for hearing the appeal before the City's Hearing Examiner. Notice of the hearing will be mailed to the applicant.

D. Deference shall be given to the decision being appealed. The standard on review shall be based upon a preponderance of evidence. The Hearing Examiner may affirm, reverse or modify the Fire Marshal, or his/her designee's, decision.

E. The decision of the Hearing Examiner shall be final.  
*(Ord 2504 §7, 2016; Ord 2435 §12, 2014)*

### 16.16.100 New Materials, Processes or Occupancies Which May Require Permits

The Building Official, the Fire Chief and the Fire Marshal shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required, in addition to those now encumbered in said code. The Fire Marshal shall post such list in a conspicuous place in his office, and distribute copies thereof to interested persons.

*(Ord 2504 §8, 2016; Ord 2435 §13, 2014)*

### 16.16.110 Violations - Penalties

A. Any person who shall violate any of the provisions of TMC Chapter 16.16, except as noted in TMC Section 16.16.110.B., or of the International Fire Code or appendices adopted by TMC Chapter 16.16, or who shall fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Fire Marshal or by a court of competent jurisdiction within the time fixed therein, shall be guilty of a gross misdemeanor, and upon conviction thereof, shall be punished by a fine in an amount not to exceed \$5,000.00, as outlined in TMC Section 16.16.080, or imprisonment for a term not to exceed one year or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. Each day or portion thereof during which any violation of the provisions of this section is caused, permitted or continued shall constitute a separate offense and shall be punishable as such. Application of the penalty specified in this section shall not be held to prevent the enforced removal of prohibited conditions.

B. Fire lane parking violations shall be considered a non-traffic civil infraction subject to the fine listed in the bail schedule in TMC Section 16.16.080.E, and the vehicle may be impounded.

*(Ord 2435 §14, 2014)*

### 16.16.120 Conflicts with Existing Codes and Ordinances

Whenever any provision of the International Fire Code or appendices adopted by this ordinance conflicts with any provision of any other adopted code or ordinance of the City, the provision providing the greater or most effective protection shall govern.

*(Ord 2435 §15 2014)*