

CHAPTER 11.10 14.32 BUILDING MOVING - USE OF PUBLIC ROADS

11.10.010 Purpose and scope.

It is the purpose of this chapter to establish standards, including minimum requirements for the moving of all buildings and other structures within the corporate limits of the City over, along, or across any public right of way, and to provide for the issuance of a permit, collection of various fees, and inspection services ~~for all such movements~~. Regulation of building movings is necessary to ensure that the City receives notice of building(s) being moved in the City so that utility services connections can be disconnected properly and traffic disruptions can be dealt with safely and any possible damage to City and/or private property or injury to person(s) is protected through ensured through provision of adequate bonding surety and/or insurance.

(Ord. 3015 § 2 (part), 3/26/1999)

11.10.020 Definitions.

For the purpose of this chapter, the following terms, phrases, and words shall have the meanings given in this section:

- A. *"Applicant"* is the person who applies for a permit to move a building pursuant to this chapter.
- B. *"Building"* is any structure wider than eight feet six inches or taller than 14 feet six inches. Height shall be deemed to include the vehicle or dolly system being used to move the structure.
- ~~C. *"Building Official"* is the Building Official of the City of Port Angeles or his/her designee.~~
- C. *"City Engineer"* is the City Engineer of the City of Port Angeles or his/her designee.
- D. *"Owner"* is the person who owns the building being moved.
- E. *"Permittee"* is the person who applies for and receives a permit to move a building pursuant to this chapter.
- F. *"Person"* is any person, firm, partnership, association, corporation, company or organization of any kind.

(Ord. 3015 § 2 (part), 3/26/1999)

11.10.030 Building moving permit.

- A. No person shall move any building over, along, or across any highway, street, or alley in the City without first obtaining a building moving permit from the ~~Building Official~~ Department of Public Works and Utilities.
- B. The permit required in this section and the other requirements of this chapter shall be in addition to all existing permits and requirements of the construction codes and ordinances of the City.
- C. Any structure specifically licensed or permitted by the State of Washington or the United States Department of Housing and Urban Development (HUD) for travel on streets and highways is exempt from this chapter.
- D. Building moving permit shall be processed in accordance with Chapter 11.12 Right-of-Way Use, with all additional requirements determined in this chapter.

(Ord. 3015 § 2 (part), 3/26/1999)

11.10.040 Application.

- A. An applicant seeking issuance of a building moving permit under this chapter shall file an application for such permit with, and upon forms provided by, the ~~Building Official~~ Department of Public Works and Utilities.
 - B. The application shall set forth and include the following:
 - 1. A description of the building proposed to be moved, ~~giving including the street number address of the~~ existing and proposed site locations and the lot and building dimensions;
 - 2. The highways, streets, alleys, and lots over, along, or across which the building is proposed to be moved;
 - 3. Proposed moving date and hours of work;
 - 4. A structural analysis prepared and stamped by a qualified licensed design professional that confirms the building to be moved is safe and structurally sound to be moved;
 - 5. All information describing the applicant's qualifications as required in PAMC ~~14.32~~ 11.10.050;
 - 6. The fee required in PAMC ~~14.32.060~~ Appendix A, the most current edition of the City's Master Fee Schedule;
 - 7. A statement that the applicant specifically agrees to indemnify and hold harmless the City of Port Angeles, its officials, employees, and agents, against any loss, damage, cost, and/or expense (including attorneys' fees reasonably incurred), which may in any way occur against the City in consequence of granting the building moving permit to the applicant;
 - 8. Any additional information which the ~~Building Official~~ City Engineer finds necessary in order to make a fair determination of whether a permit should be issued.
 - C. The application shall be accompanied by any other required applications, permits, or approvals.
- (Ord. 3015 § 2 (part), 3/26/1999)

11.10.050 Qualifications.

In order for a building moving permit to be issued by the ~~Building Official~~ Department of Public Works and Utilities, the applicant must meet the following qualifications:

- A. Hold valid current registration under the State Contractors Registration Act either as a general or specialty contractor authorized to engage in the building moving business;
- B. Demonstrate the ability to perform the task of moving buildings in a workmanlike manner by presenting evidence of experience and appropriate equipment.

(Ord. 3015 § 2 (part), 3/26/1999)

11.10.060 Fees.

All fees are located within the most current edition of the City's Master Fee Schedule, PAMC Appendix A. ~~The building moving permit fee is set forth in a resolution authorized by Chapter 1.25 PAMC and is in addition to all other fees for construction or relocation of the building on the new site, see Appendix A.~~

(Ord. 3719 § 1, 9/5/2023; Ord. 3015 § 2 (part), 3/26/1999)

11.10.070 Deposit, bond, and insurance.

- A. Prior to permit issuance, the applicant shall submit the following:

1. A deposit to the City equal to 150 percent of the amount estimated by the ~~Building Official~~ City Engineer to compensate the City for its expenses that will be incurred in removing and replacing any City property, the removal and replacement of which will be required by reason of the moving of the building through the City.
 2. A surety bond, or cash or other security in lieu of said bond, in a form acceptable to the City Attorney, posted with the City in the sum of \$5,000.00 to guarantee performance of the moving operation and placement of the building in accordance with the plans submitted for the moving of said building and to cure or pay for any damages caused to public or private facilities as part of the movement of the building along City streets.
 3. ~~A certificate of insurance against claims for injuries to persons or damage to property, which may arise from or in connection with the performance of the work associated with the building move by the applicant, its agents, representatives, employees, or subcontractors. Said policy shall be issued by a responsible insurance company authorized to do business under the laws of the State of Washington. Said policy shall insure the permittee, shall name the City of Port Angeles as an additional insured, and shall insure to the benefit of any and all persons suffering loss or damage either to person or property by reason of any operations of the permittee. Said policy shall insure against loss from the liability imposed by law for injury to, or death of any person, and damage to property, in the amount or limit of \$1,000,000.00 per occurrence. Any person receiving a permit under the terms of this chapter, shall provide to the City satisfactory proof of the existence of a comprehensive liability insurance policy providing coverage of not less than \$1,000,000.00 for personal injury to any one person, \$3,000,000.00 for injury to more than one person arising out of the same incident, and \$100,000.00 for property damage, against claims arising pursuant to permits issued pursuant to this chapter. The permittee shall obtain and deliver to the City an endorsement to such policy, naming the City as an additional insured.~~
- B. In addition to the deposit, bond or other security, and insurance provided pursuant to this section, the permittee shall also be liable for any expense, damages, or costs in excess of deposited amounts, securities, or insurance, and the City may prosecute an action against the permittee in a court of competent jurisdiction for the recovery of such excessive amounts.
- C. When the moving of the building is completed, any damage has been repaired to the satisfaction of the City, and all damage costs or costs of performing the work as required in this chapter have been paid, the unused amount of the deposit shall be refunded, and the remaining bond, cash, or other security shall be released.

(Ord. 3015 § 2 (part), 3/26/1999)

11.10.080 Permit issuance.

- A. The City will issue a building moving permit only if the following are met:
1. All requirements in this chapter have been complied with;
 2. All applicable requirements from Chapter 11.12 Right-of-Way Use have been complied with;
 3. The building is not too large to move without endangering persons or property, or causing unacceptable damage to trees, plants, and shrubs, in the City;
 4. Certification that the building is structurally sound enough to be moved as determined by a qualified licensed design professional;~~The building is not in a state of deterioration or disrepair and is not otherwise so structurally unsafe that it could not be moved without endangering persons and property in the City;~~
 5. The applicant's equipment is licensed for operation on state highways;
 6. There are no other reasons that persons or property in the City would be endangered by moving the building;

7. The City Engineer and Chief of Police, or their designees, have approved the route selected by the applicant for moving the building and have specified whatever conditions to the building moving permit may be necessary to protect persons and property in the City and minimize congestion and traffic hazards on public ~~roads streets and alleys~~ roads;
 8. The zoning and other ordinances of the City would not be violated by moving the building or placing it in its new location;
 9. The owner has demonstrated that all City assessments and any other City charges against the property or the property owner have been removed, paid in full, or otherwise discharged to the satisfaction of the City;
 10. The applicant has demonstrated that all necessary utility disconnect arrangements have been made;
 11. The owner has acquired a demolition permit and paid the necessary fees to cap the sewer and water lines and remove the electrical service.
 12. If the planned route includes a State highway(s) and/or County road(s) the applicant shall acquire written approval from the Washington State Department of Transportation and/or Clallam County including any other County or Municipality as appropriate.
- B. ~~Prior to permit issuance, the Building Official shall inspect the building, whether located inside or outside the City limits, and the applicant's equipment, and shall determine whether or not the standards for issuance of a permit and all other requirements of this chapter have been met.~~
 - C. The ~~Building Official~~ City Engineer shall have sole discretion to issue, condition, or deny a building moving permit in accordance with this chapter and may, at any time, for sufficient cause, revoke or suspend any permit previously issued.
 - D. By issuing a building moving permit, neither the City, the ~~Building Official~~ City Engineer, or any other official or employee of the City shall be deemed to have warranted that all public health safety, cultural, and welfare concerns have been addressed or shall be held responsible for any damage or injury that may occur during, or as a result of, the moving of the building.

(Ord. 3719 § 1, 9/5/2023; Ord. 3015 § 2 (part), 3/26/1999)

11.10.090 Performance requirements.

Every permittee under this chapter shall:

- A. Move a building only over ~~streets~~ roads designated and approved for such use in the approved permit and conduct such move using due diligence and to the satisfaction of the City Engineer and Chief of Police;
- B. Notify the ~~Building Official~~ City Engineer within a minimum of 24 hours in advance of a desired change in the moving date and/or hours as proposed in the application and not proceed until the Building Official City Engineer has approved the new date and/or time;
- C. Notify the City Engineer and Chief of Police not less than ~~24 hours~~ business days before the actual work of moving the building is to commence;
- D. Make necessary arrangements with any public utility, the City or other entity, whichever is the owner, for displacing or changing the location of any pole, wire, cable, or other equipment or structure that may be necessary in order to move the building, and for paying the costs thereof;
- E. Make necessary arrangements acceptable to any owner of trees, plants, and shrubs for trimming, moving, removing, or replanting them as may be necessary in order to move the building, and for paying the costs thereof;

- F. Notify the ~~Building Official~~ City Engineer in writing of any and all damage done to property belonging to the City within the next business day after the damage has occurred;
- G. Protect the building during nighttime using flashing lights and warning barricades as necessary to warn and protect the public;
- H. Comply with the City's construction codes and all other applicable City ordinances;
- I. Pay the expense of a ~~traffic police officer~~ officer(s) if required by the Chief of Police to accompany the movement of the building ~~to protect the public~~;
- J. ~~Ensure~~ that the building move is completed in accordance with the requirements of this ~~ordinance chapter~~ and that the building or any part thereof is not left standing or abandoned while the same is in or upon any part of any ~~highway, street, or alley road~~; provided that if the permittee does not comply with the requirements of this ordinance, the City may proceed to do the work necessary to achieve compliance, and the cost thereof shall be charged against the surety ~~bond, cash or other security~~ provided pursuant to this chapter.

(Ord. 3015 § 2 (part), 3/26/1999)

11.10.100 Owner's responsibilities.

The applicant shall notify the owner of, and the owner shall be responsible for, the following requirements:

- A. Prior to the move, make arrangements to ensure that the sewer is capped, the water supply is shut off, the electrical supply is terminated, and any other utility services have been properly provided for, in conformance with the requirements of the affected utility departments or companies.
- B. After the move, ensure that the following work has been completed so that the premises from which the building has been moved are left in a safe and sanitary condition:
 1. All rubbish and materials have been removed;
 2. Any openings, excavations, or basements remaining on the property have been filled to street level or the level of the adjoining property, unless otherwise directed by the ~~Building Official~~ City Engineer;
 3. Any septic tanks or cesspools on the property have been properly filled or otherwise ~~secured~~ abandoned as required by and in accordance with the State and County ~~health~~ regulations;
 4. Any underground storage tanks have been properly ~~secured~~ abandoned as required by State and County regulations.

(Ord. 3015 § 2 (part), 3/26/1999)

11.10.110 Appeal.

Any person aggrieved by the denial or conditioning of a permit under this chapter may appeal such action pursuant to Article V of PAMC 18.02 to the City's Hearing Examiner ~~Director of Public Works~~ by filing a notice of appeal with the Director of Public Works and Utilities ~~Building Official~~ and paying the appeal fee set forth in the most current edition of the City's Master Fee Schedule, PAMC Appendix A within ten calendar days following the date of the City Engineer's decision. ~~in a resolution authorized by Chapter 1.25 PAMC (see Appendix A) within ten calendar days following the date of the Building Official's decision.~~

(Ord. 3719 § 1, 9/5/2023; Ord. 3015 § 2 (part), 3/26/1999)

11.10.120 Violations.

Any person violating any of the provisions of this chapter shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued, or allowed. Violations shall be enforced and punishable pursuant to PAMC 2.90 (Enforcement). Each such violation shall be punishable in the same manner as violations of the construction codes of the City as set forth in Chapter 14.01 PAMC.

(Ord. 3015 § 2 (part), 3/26/1999)

CHAPTER 14.01 CONSTRUCTION CODES

14.01.010 Construction codes defined.

Building construction within the City of Port Angeles shall be governed by the codes, laws, and ordinances, as adopted and amended in Title 14 PAMC, which shall be collectively known as the construction codes of the City of Port Angeles.

(Ord. 3287 § 1, 7/13/2007; Ord. 3165 § 1, 7/30/2004; Ord. 2855 § 1, 1/27/1995; Ord. 2757 § 1, 4/11/1993, Ord. 2552 § 1, 10/25/1989)

14.01.020 Purpose and policy.

The construction codes of the City of Port Angeles are enacted as an exercise of the City's police power for the protection of the health, safety, and welfare of the general public. The provisions of said codes shall constitute minimum standards and are not intended, and should not be regarded as, instruction manuals for untrained persons. It is the policy of the City of Port Angeles that the regulation of construction within the City be administered and enforced as uniformly and as efficiently as the public interest, as well as the interests of property owners, contractors, developers, and the citizenry in general, will allow.

(Ord. 2552 § 1, 10/25/1989)

14.01.030 Copy of construction codes on file.

One copy of each construction code of the City of Port Angeles shall be on file with the City Clerk and will be available for public review.

(Ord. 2552 § 1, 10/25/1989.)

14.01.040 Vested rights.

Any work for which a permit application is submitted to the City pursuant to this Title will be reviewed in accordance with the laws and regulations which were in effect when the City received the application.

(Ord. 2552 § 1, 10/25/1989)

14.01.050 Construction near City utilities and easements.

No new construction or remodeling of existing structures shall encroach upon or interfere with City utilities or easements, either above or below the ground, nor shall such construction violate applicable construction codes. Any cost incurred by the City in modifying or relocating utilities brought about by such construction, except for an increase in service, shall be payable to the City by the owner of the property on which such construction takes place.

(Ord. 2552 § 1, 10/25/1989)

14.01.060 Enforcement authority.

The construction codes of the City of Port Angeles shall be administered and enforced by the City Manager and the City officials and employees appointed and designed by him pursuant to Title 35A RCW, including but not limited to all commissioned Police Officers of the Port Angeles Police Department, and by those City officials and employees as are specifically designated in said construction codes. All such officials and employees shall be known as "enforcement officers" and shall have the authority to issue citations and perform all other necessary administration and enforcement actions as provided in said construction codes and in Title 14 PAMC.

(Ord. 2552 § 1, 10/25/1989)

14.01.070 Right of entry.

The right of enforcement officers to enter any premises shall be governed by Chapter 1.20 PAMC and by State and Federal law.

(Ord. 2552 § 1, 10/25/1989)

14.01.080 Inspection of concealed work.

In the event that any work is covered or concealed before being inspected as required by the construction codes of the City of Port Angeles, an enforcement officer may order the removal of that portion of the building as is necessary to permit inspection of the work, and neither the City nor the enforcement officer shall in any way be held liable for the removal or replacement of such portion of the building.

(Ord. 2552 § 1, 10/25/1989)

14.01.090 Appeals.

- A. ~~Appealable issues.~~ This section shall govern appeals of orders, decisions, or determinations, made by the Building Official, Fire Chief, Electrical Inspector, their designees, or any enforcement officer as defined in PAMC 14.01.060, regarding the suitability of alternative materials and methods of construction and the application and interpretation of the construction codes of the City of Port Angeles and any other building regulations or codes as may be designated by ordinance.
 - B. Any person aggrieved by the denial or conditioning of a decisions described in subsection A of PAMC 14.01.090 may appeal such action pursuant to Article V of PAMC 18.02 to the City's Hearing Examiner by filing a notice of appeal with the applicable officer as defined in PAMC 14.01.060 and paying the appeal fee set forth in the most current edition of the City's Master Fee Schedule, PAMC Appendix A.
- B. ~~Construction Code Board of Appeals.~~ Appeals of issues set forth in PAMC 14.01.090 shall be heard by the Construction Code Board of Appeals (Board). The Board shall consist of five members appointed by the City Council, all of whom shall serve without compensation, and who shall be qualified by experience and training to pass upon the matters set forth in PAMC 14.01.090. All present members of the Building Code Board of Appeals are hereby confirmed as members of the Construction Code Board of Appeals and shall remain on the Board for the period of their present appointments. Thereafter, all appointments shall be for four year terms, provided that any vacancy shall be filled for the period of the unexpired term. None of the five appointed members shall serve more than two consecutive four year terms. The Fire Chief, the Building Official, and the Electrical Inspector shall each act as an ex officio member of the Board for matters governed

by the construction code that is his or her primary responsibility to administer and enforce and shall either act as secretary to the Board or designate another City staff member to act in such capacity.

- C. *Limitations of authority.* The Board shall have no authority relative to interpretation of the administrative provisions of the construction codes nor shall the Board or any other person or enforcement officer be empowered to waive any requirements of said codes.
- D. *Filing of appeals.* An appeal to the Board may be filed by any person having legal standing or a legal interest in the building or land involved in the appealable issue by filing a written notice of appeal with the City Clerk and paying the fee set forth in a resolution (for fees see Appendix A) authorized by Chapter 1.25 PAMC within 30 days from the date that notice of any appealable action is served by either personal delivery or by deposit in the United States Mail, except where other service is specifically provided in the construction codes. The filed appeal must contain:
 - 1. A heading in the words: "Before the Construction Code Board of Appeals of the City of Port Angeles";
 - 2. A caption reading: "Appeal of _____," giving the names of all appellants participating in the appeal;
 - 3. A brief statement setting forth the legal standing, or legal interest in the building or the land involved in the notice and order of each of the appellants;
 - 4. A brief statement in ordinary and concise language of the specific order, decision, or determination appealed, together with any material facts claimed to support the contentions of the appellant;
 - 5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed that the appealed order, decision, or determination should be reversed, modified, or otherwise set aside;
 - 6. The signatures of all parties named as appellants and their official mailing addresses;
 - 7. The verification, by declaration under penalty of perjury, by at least one appellant as to the truth of the matters stated in the appeal.
- E. *Procedures of the Board.* The Construction Code Board of Appeals shall follow the procedures set forth in this section and in any other reasonable rules and regulations that the Board may see fit to adopt, subject to the approval of the City Council.
- F. *Scheduling and noticing appeal for hearing.* As soon as practicable after receiving a written appeal, the Secretary shall fix a date, time, and place for the hearing of the appeal by the Board. Such date shall be not less than ten days nor more than 60 days from the date that the appeal was filed with the City Clerk. Written notice of the time and place of the hearing shall be given at least ten days prior to the date of the hearing to each appellant by the Secretary of the Board either by personal delivery or by deposit in the United States Mail.
- G. *Record and findings on appeal.* All hearings and appeals before the Board shall be recorded and every decision of the Board shall be in writing and shall include findings of fact and conclusions representing the official determination of the Board and specifying the basis for the decision. All parties to the appeal shall be notified of the Board's decision either by personal delivery or by mail. A copy of the record or any part thereof shall be transcribed and furnished to any person upon request therefor and payment of the reasonable costs thereof.
- H. *Scope of Board's review.* In rendering its decision, the Board may, in conformity with the applicable construction code, reverse or affirm, wholly or in part, or may modify, the order, decision, or determination appealed from, and may make such other order, decision, or determination as the Board deems necessary and proper.
- I. *Judicial review.* The decision of the Board shall be final and conclusive unless within 21 days from the date of service by either personal delivery or deposit in the United States Mail the appellant files a petition to the Superior Court of the State of Washington for Clallam County. The proper and timely filing of such petition shall stay the enforcement of the decision of the Board during the pendency of the Superior Court litigation.

~~except when a stay of the decision presents an exigent danger to the health and safety of persons or property.~~

(Ord. 3719 § 1, 9/5/2023; Ord. 2990 § 1, 5/15/1998; Ord. 2552 § 1, 10/25/1989)

14.01.100 Violations and penalties.

Any person, firm, or corporation, violating any of the provisions of any of the construction codes of the City of Port Angeles shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of any of the construction codes of the City of Port Angeles is committed, continued, or permitted. Each such offense shall be punishable by a maximum civil fine of \$500.00. Violations shall be enforced pursuant to PAMC 2.90 (Enforcement).

(Ord. 2552 § 1, 10/25/1989)

14.01.110 Liability for injury or damage.

The construction codes of the City of Port Angeles shall not be construed to relieve from or lessen the responsibility of any person for injury or damage to person or property caused by or resulting from any defect of any nature, nor shall the City or its enforcement officers be deemed to have assumed any such liability by reason of the inspections or other actions authorized by the construction codes or any permits or certificates issued thereunder, provided that in rendering approvals based on such inspections the City's enforcement officers shall not knowingly approve any work that such enforcement officers know to be hazardous and shall not knowingly make inaccurate express assurances regarding work regulated by the construction codes to any person, which assurances cause damage or injury to such person.

(Ord. 2552 § 1, 10/25/1989)

14.01.115 Street standards for lots without City street access.

Prior to issuance of certificates of occupancy or final inspection approval for building permits for lots or parcels without established City street access, street access improvements shall be accomplished in accordance with this section.

- A. *No current access to lots (five or more dwelling units per block).* Where there is no current street access, the street that will provide access to, and front, the lots or parcels being developed shall be improved to the minimum City street improvement standards, as set forth in Chapter 16.08 PAMC. Preferred access improvements shall be permeable pavement road and sidewalk to urban services standards and guidelines, if feasible. These requirements apply in the following circumstances:
 1. The development consists of five dwelling units or more within an area fronting on City street right-of-way 500 feet in length or less;
 2. The lots or parcels being developed are under common ownership or are part of the same development scheme as determined by the City Planning Director and are being developed within a period of 24 months or less.
- B. *No current access to lots (less than five dwelling units per block).* Where there is no current street access, the street that will provide access to, and front, the lots or parcels being developed shall be improved as permeable pavement road and sidewalk to urban services standards and guidelines, if feasible. Otherwise, access improvements shall be a gravel access road to the standard approved by the City Engineer. These requirements apply in the following circumstances:
 1. The development consists of four dwelling units or less;

2. A consent and non-protest Local Improvement District agreement is entered into to provide full street improvements, as set forth in Chapter 16.08 PAMC, for the block within which the development occurs.
- C. *Current gravel access.* Where there is currently City maintained gravel or bituminous surfacing access as of the effective date of this ordinance as shown on Exhibit A, a consent and non-protest Local Improvement District agreement shall be entered into to provide full street improvements, as set forth in Chapter 16.08 PAMC, for the block within which the development occurs.
- D. *No current gravel access for single-family residences.* Where there is no current gravel access for a single lot being developed for a single-family residence independent of any other development, a consent and non-protest LID agreement shall be entered into to provide access road to the standard approved by the City Engineer for the block within which the development occurs. Preferred access improvements shall be permeable pavement road and sidewalk to City standards, if feasible. Otherwise, provide gravel access per City standards.

(Ord. 3569 § 1, 12/20/2016; Ord. 2768, 7/30/1993)

CHAPTER 14.03 BUILDING CODE

14.03.010 Construction codes adopted.

Pursuant to Chapters 19.27 RCW and 19.27A RCW and Title 51 WAC, the following codes are adopted:

- A. The current edition of the State Building Code, Chapter 19.27 RCW, including amendments, updates, additions and other changes as made from time to time, applies within the jurisdiction of the City, except as amended in Chapter 14.03 PAMC and Chapter 14.21 PAMC.
- B. The Uniform Sign Code, 1997 Edition, published by the International Conference of Building Officials.

(Ord. 3558 § 1, 10/18/2016; Ord. 3482, § 1, 7/16/2013; Ord. 3404 § 1, 7/16/2010; Ord. 3287 § 2, 7/13/2007; Ord. 3165 § 2 (part), 7/30/2004; Ord. 3130 § 1 (part), 12/13/2002; Ord. 2995 § 1 (part), 10/16/1998, Ord. 2910 § 1 (part); 3/15/1996; Ord. 2757 § 2, 4/11/1993, Ord. 2561 § 1, 5/1/1990; Ord. 2552 § 2, 10/25/1989)

14.03.020 Amendments to International Codes.

Pursuant to RCW 19.27.040, RCW 19.27.060(3) and (4), and PAMC 14.03.010, the following amendments to the International Building Code, International Residential Code, International Fire Code, and Uniform Sign Code are adopted:

- A. International Building Code, International Residential Code, Section [A]105.5, and the International Fire Code. Section [A] 105.3.1 are hereby amended to read as follows:
 - (a) Building and fire permits shall become expired one year from the date of issuance.
 - (b) For any work not completed before the original expiration date, permit(s) may be renewed for an additional one-year period by requesting the extension in writing. The request must be made before the expiration date and is subject to renewal fees, as found in the most current Port Angeles Municipal Code: Master Fee Schedule.
 - (c) For any work not completed before the end of the 2nd additional years expiration date, the permit(s) may be renewed one last time for an additional one-year period by requesting the extension in writing. The request must be made before the expiration date and is subject to renewal fees, as found in the most current Port Angeles Municipal Code: Master Fee Schedule.

- (d) After the initial first year, and optionally requested two one-year extensions, the permit will become expired at the end of the final expiration date. Any remaining work must be submitted and reviewed as part of a new application with all new fees.
 - (e) If a request for renewal is not received before the expiration date, the permit will become expired, and all unfinished work must be submitted as part of a new application with all new fees.
- B. International Building Code, Chapter 5, Tables 504.3, 504.4, and 506.2 are amended by adding the following footnote:
- (e) Type V-B construction prohibited in CBD - Central Business District.
- C. International Building Code, Section 903.2 is amended by adding the following:
- 903.2.13 Automatic Sprinklers shall be provided:
- (a) In all buildings where the floor area exceeds 6,250 square feet on all floors;
 - (b) In any adult family home, boarding home, or group care facility that is licensed by the Washington State Department of Social and Health Services for more than five persons;
- However, the height and area increases specified in Sections 504 and 506 (for sprinklers) shall be permitted.
- For the purpose of this subsection, portions of buildings separated from the rest of the building in accordance with the International Building Code may be considered as separate buildings.
- D. A building permit under the International Building Code is not required for roads, bridges, sidewalks, drainage structures, retaining walls and similar structures, and electrical transmission towers and telephone poles (not including cell towers) regulated, approved, and inspected by the City's Public Works and Utilities Departments. These facilities may be subject to other codes or standards, and this paragraph is not intended to exempt such structures from other codes or standards to the extent they are applicable.
- E. International Building Code section 202, Certificate of Occupancy Definition is amended to include change of business and shall read: "Certificate of Occupancy
- E. International Residential Code, Section R 105.2, is amended by restricting work exempt from a permit to one story detached accessory structures provided that the floor area does not exceed 120 square feet.
- F. International Residential Code is amended to provide as follows: No building permit is required for construction of decks less than 30 inches from finished grade, unless such deck is part of a larger construction project for which a building permit is required, but this provision does not exempt deck construction from the minimum performance standards and objectives contained in the state building code.
- G. International Residential Code is amended to exempt the replacement of non structural siding that does not result in construction less than the minimum performance standards and objectives contained in the state building code.
- H. Uniform Sign Code, Chapter 3, Section 301, is amended by adding the following: Provided that presently existing signs not in conformity with this code, as amended, may be maintained in their present condition unless hazardous, but may not be altered or reconstructed unless in conformity with this code.
- I. Uniform Sign Code, Chapter 3, Section 303: Delete #3, signs less than six feet above grade.
- J. Uniform Sign Code, Chapter 4, delete Table 4-B. In lieu thereof, Chapter 32, Section 3205.2 of the Uniform Building Code, 1997 Edition, shall apply to projection of signs.

(Ord. 3746 § 1, 3/18/2025; Ord. 3558 § 1, 10/18/2016; Ord. No. 3459 § 1, 9/4/2012; Ord. No. 3450 § 3, 4/3/2012; Ord. 3408, 8/27/2010; Ord. 3389 § 1, 1/30/2010; Ord. 3165 § 2 (part), 7/30/2004; Ord. 2995 § 1 (part), 10/16/1998; Ord. 2910 § 1 (part), 3/15/1996; Ord. 2565 § 1, 2/14/1990; Ord. 2552 § 2, 10/25/1989)

14.03.030 Factory-built housing and factory-built commercial structures.

No installation permit shall be issued for factory-built housing and factory-built commercial structures until the Light Department reviews and approves electrical metering equipment, electrical service equipment, and short circuit fault duty of the electrical equipment in order to ensure that such equipment is safe and compatible with Light Department electrical meters and wiring standards.

(Ord. 2552 § 2, 10/25/1989)

14.03.040 Fees.

The building code fees are set forth in a resolution authorized by Chapter 1.25 PAMC, see Appendix A.

(Ord. 3719 § 1, 9/5/2023; Ord. 3130 § 1 (part), 12/13/2002; Ord. 2932 § 32, 10/11/1996; Ord. 2910 § 1(part), 3/15/1996; Ord. 2757 § 2, 4/11/1993, Ord. 2552 § 2, 10/25/1989)

CHAPTER 14.15 CERTIFICATE OF OCCUPANCY REVIEW PROGRAM AND PROCEDURES

14.15.010 Purpose.

The purpose of this Chapter is to establish clear, consistent, and enforceable requirements for the issuance, correction, posting, and maintenance of Certificates of Occupancy (COs) reviews within the City of Port Angeles. Certificate of Occupancy reviews confirm that a building, structure, or tenant space complies with applicable building, fire, zoning, and life-safety regulations for the approved occupancy and use.

This Chapter is intended to:

- A. Protect public health, safety, and welfare;
- B. Ensure that buildings are occupied only for approved uses and occupancies;
- C. Distinguish between Certificates of Occupancy issued following construction and those required for changes of use, tenant improvements, or new business operations.
- D. Establish coordination between the Community and Economic Development Department and the Fire Department.

14.15.020 Applicability.

A Certificate of Occupancy is required for all commercial, industrial, multifamily, and other non-residential occupancies regulated by the PAMC and **RCW 19.27**.

This Chapter applies to:

- A. Newly constructed buildings or structures;
- B. Existing buildings following completion of permitted construction, alteration, or remodeling;
- C. Changes in use, occupancy classification, or intensity of use;
- D. Establishment of a new business or business owner within an existing building or tenant space; and
- E. Existing buildings when a discrepancy or error is identified in a previously issued Certificate of Occupancy.

14.15.030 Definitions

For purposes of this chapter, the following definitions apply. All other terms shall have the meanings assigned in the Port Angeles Municipal Code, adopted building codes, or RCW.

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- A. Certificate of Occupancy (CO) means an official document issued by the City certifying that a building or portion thereof complies with applicable codes and is approved for a specific use and occupancy classification.
 - B. Certificate of Occupancy Review means a process the City has
 - C. Business Occupancy Verification means
 - D. Change of Use means a change in the purpose for which a building or tenant space is used, whether or not construction occurs, that may affect code requirements, occupancy classification, or life-safety provisions.
 - E. New Business Occupancy: The commencement of business operations in an existing building or tenant space that may require verification of zoning compliance, occupancy classification, or life-safety conditions.
 - F. Posted Certificate of Occupancy: A Certificate of Occupancy displayed in a visible and accessible location within the building as required by this Chapter.
 - G. Certificate of Occupancy (CO): An official document issued by the City certifying that a building or portion thereof complies with applicable codes and is approved for a specific use and occupancy classification.
 - H. Construction-Based Certificate of Occupancy: A Certificate of Occupancy issued following completion of permitted construction, alteration, or remodeling and required final inspections.
 - I. Change of Use:
 - J. A change in the purpose for which a building or tenant space is used, whether or not construction occurs, that may affect occupancy classification, code requirements, or life-safety provisions.
 - K. New Business Occupancy: The commencement of business operations within an existing building or tenant space that requires verification of zoning compliance, occupancy classification, or life-safety conditions.

14.15.040 When a Certificate of Occupancy is Required.

A Certificate of Occupancy shall be required in the following circumstances:

- A. New Construction or Major Remodel: A Certificate of Occupancy shall be issued upon final inspection and approval of:
 - 1. New buildings or structures; or
 - 2. Existing buildings following permitted construction or remodeling that affects occupancy, life-safety systems, or code compliance.
- B. Change of Use or Occupancy: A new Certificate of Occupancy is required when:
 - 1. The use or occupancy classification differs from the previously approved use; or
 - 2. The intensity of use changes in a manner regulated by code.
- C. New Business in an Existing Space: A Certificate of Occupancy review is required prior to the operation of any new business when:
 - 1. The proposed use differs from the previously approved use; or
 - 2. The business is occupying a vacant space; or
 - 3. The ownership changes; or
 - 4. Tenant improvements are completed; or
 - 5. Verification of occupancy classification, zoning compliance, or life-safety conditions is required.

14.15.050 Procedures.

- A. Applications for a Certificate of Occupancy shall be submitted on forms provided by the City.
- B. The Community and Economic Development Department (CED) shall review building, zoning, and permit history.
- C. Required inspections shall be completed prior to issuance.
- D. Where applicable, the Fire Department shall verify fire and life-safety compliance.
- E. A Certificate of Occupancy shall be issued, corrected, or denied based on compliance with adopted codes and this chapter.
- F. Correction or reissuance of a Certificate of Occupancy due to clerical error or discrepancy shall be processed in accordance with this Chapter.

14.15.060 Review Authority.

The Building Official and Fire Marshal, or their designees, are authorized to:

- A. Review applications for Certificates of Occupancy;
- B. Interpret occupancy classifications and use determinations;
- C. Require additional documentation or inspections; and
- D. Correct or reissue Certificates of Occupancy when errors or discrepancies are identified.

14.15.070 Standards for Issuance.

A Certificate of Occupancy shall not be issued unless:

- A. All required permits have received final approval;
- B. The use and occupancy comply with zoning and land use regulations;
- C. Required fire and life-safety systems are installed, operational, and approved; and
- D. The building complies with applicable building and fire codes.

14.15.080 Relationship to Fire Inspections.

- A. Certificates of Occupancy are directly related to Fire and Life Safety inspections conducted under PAMC 14.30.
- B. During fire inspections, the Fire Department may verify:
 - 1. The presence of a posted Certificate of Occupancy; and
 - 2. Consistency between the posted Certificate of Occupancy and the current use.
- C. Discrepancies identified during fire inspections shall be referred to CED for review and corrective action consistent with PAMC 14.30 and this Chapter.

14.15.090 Posting Requirements.

- A. A valid Certificate of Occupancy shall be posted in a conspicuous and accessible location within the building or tenant space.
- B. The Certificate shall be visible to occupants, customers, and inspectors.
- C. Failure to post or maintain a posted Certificate of Occupancy constitutes a violation of this Chapter.

14.15.100 Noncompliance and Enforcement.

- A. Occupying or operating a building or tenant space without a required Certificate of Occupancy is prohibited.
- B. Failure to obtain, correct, or post a Certificate of Occupancy as required by this chapter constitutes a violation.
- C. Violations shall be enforced pursuant to PAMC 2.90 (Enforcement).
- D. Remedies may include notices of violation, correction orders, civil penalties, and other enforcement actions authorized by code.

14.15.110 Appeals.

- A. Any person aggrieved by the denial or conditioning of a permit under this chapter may appeal such action pursuant to Article V of PAMC 18.02 to the City's Hearing Examiner by filing a notice of appeal with the Building Official and paying the appeal fee set forth in the most current edition of the City's Master Fee Schedule, PAMC Appendix A.

CHAPTER 14.21 FIRE CODE

14.21.010 Adoption of International Fire Code, appendices.

~~There is adopted by the City Council for~~ The purpose of this chapter is to prescribe ~~ing~~ regulations governing conditions hazardous to life and property from fire or explosion, ~~that certain code known as~~ The International Fire Code, including Appendices published by the International Code Council Conference as amended by the Washington State Building Code Council under RCW 19.27, RCW 19.27A, and Title 51 WAC. In the case of any conflict between the appendices adopted by this section and any other ordinance that addresses a specific requirement covered by the appendices, the ~~other~~ specific ordinance shall control. Appendix D of the International Fire Code is hereby adopted.

(Ord. No. 3450 § 4, 4/3/2012; Ord. 3165 § 3, 7/30/2004; Ord. 2995 § 2, 10/16/1998; Ord. 2910 § 2 (part), 3/15/96; Ord. 2757 § 4, 4/11/1993; Ord. 2552 § 4, 10/25/1989)

14.21.020 ~~Bureau~~ Division of Fire Prevention.

- A. The most recent edition of the International Fire Code shall be enforced by the ~~Bureau~~ of Fire Prevention Division in the Fire Department of the City, which is established and shall be operated under the supervision of the Chief of the Fire Department.
- B. The Chief, with the approval of the City Manager, is authorized to make and enforce such rules and regulations for the prevention and control of fires and fire hazards as may be necessary from time to time to carry out the intent of this Code. A minimum of one certified copy of the number required by governing law of such rules and regulations shall be filed with the City Clerk and shall be in effect immediately thereafter. An additional copy shall be kept in the office of the Fire Department for distribution to the public.
- C. The Fire Prevention ~~Division~~ Bureau is established within the Fire Department under the direction of the Fire Chief, which shall consist of such Fire Department personnel as may be assigned thereto by the Fire Chief. The function of this ~~Division~~ Bureau shall be to assist the Fire Chief in the administration and enforcement of fire prevention provisions of this Code. The Chief has designated the position of Fire Marshal to exercise the powers and perform the duties ~~Fire Prevention Engineer~~ as set forth in this Code.

(Ord. 3558 § 3, 10/18/2016; Ord. 2552 § 4, 10/25/1989)

14.21.025 Fire permit ~~Inspection~~ fees.

All fees are located within the most current edition of the City's Master Fee Schedule, PAMC Appendix A. ~~Inspection fees are provided in the International Fire Code unless otherwise set forth in a resolution authorized by Chapter 1.25 PAMC, see Appendix A.~~

(Ord. 3719 § 1, 9/5/2023; Ord. 2932 § 36 (part), 10/11/1996; Ord. 2910 § 2 (part), 3/15/1996; Ord. 2838 § 1, 9/30/1994)

14.21.030 Aboveground storage of flammable liquids.

- A. The limits referred to in the International Fire Code, in which storage of flammable or combustible liquids in outside aboveground tanks must be adhered to, ~~is prohibited~~ are established in all residential zones, and in all other zones when the total capacity exceeds 24,000 gallons, but not in the IH Zone where there is no limitation.
- B. New bulk plants as described in the International Fire Code are prohibited in all zone classifications except that part of the IH Zone, which lies west of Cedar Street as prescribed in Ordinance 1709 and subsequent ordinances amending the same.

(Ord. 3558 § 3, 10/18/2016; Ord. No. 3450 § 4, 4/3/2012; Ord. 2999 § 1 (part), 9/11/1998; Ord. 2910 § 2 (part), 3/15/1996; Ord. 2757 § 4, 4/11/1993; Ord. 2552 § 4, 10/25/1989)

14.21.035 Hazardous materials.

In determining the amount of costs associated with the cleanup of an unauthorized discharge, which costs are to be borne by the owner, operator, or other person responsible for the unauthorized discharge, the Fire Department shall charge fees for the cost of equipment and manpower utilizing the Washington State Association of Fire Chief's recommended rate schedule.

(Ord. 2910 § 2 (part), 3/15/1996)

14.21.040 Bulk storage of liquefied petroleum.

- A. The limits referred to in the International Fire Code, in which bulk storage of liquefied petroleum gas is restricted, ~~must be adhered to. are established as follows: In all zone classifications except that part of the IH zone which lies west of Cedar Street as prescribed in Ordinance 1709 and subsequent ordinances amending the same.~~
- B. The liquefied petroleum gas container requirements referred to in the International Fire Code shall include the requirement that containers be protected from damage that might result from earthquakes, the manner and extent of which protection shall be in accordance with the determination of the Fire Chief or designee.

(Ord. 3558 § 3, 10/18/2016; Ord. No. 3450 § 4, 4/3/2012; Ord. 2999 § 1 (part), 9/11/1998; Ord. 2910 § 2 (part), 3/15/1996; Ord. 2552 § 3, 10/25/1989)

14.21.050 Storage of explosives.

~~The limits referred to in the International Fire Code, in which storage of explosives and blasting agents is prohibited, are established as follows: In all zone classifications except that part of the IH Zone which lies west of Cedar Street as prescribed in Ordinance 1709 and subsequent ordinances amending the same.~~

(Ord. 3558 § 3, 10/18/2016; Ord. No. 3450 § 4, 4/3/2012; Ord. 2999 § 1 (part), 9/11/1998; Ord. 2910 § 2 (part), 3/15/1996; Ord. 2757 § 4, 4/11/1993; Ord. 2552 § 4, 10/25/1989)

14.21.061 Outdoor burning regulations.

- A. Recreational fires and other outdoor burning, as defined in this section, are allowed.
 - 1. *"Recreational fires"* means cooking fires, campfires, and bonfires, using charcoal or firewood that occur in designated areas or on private property, for cooking, pleasure, or ceremonial purposes. Fires used for debris disposal purposes are not considered recreational fires. Recreational fires shall comply with the following:
 - a. The pile size of a recreational fire shall not exceed three feet in diameter and two feet in height and shall not be located within 25 feet of a structure or combustible materials unless contained in a barbeque pit.
 - b. Recreational fires shall be constantly attended by a person who has approved fire-extinguishing equipment readily available. Approved fire extinguishing equipment includes buckets, shovels, garden hoses, or a fire extinguisher with a minimum 4A rating.

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2. *"Other outdoor burning"* means any type of outdoor fire that is not prohibited in this section and that is allowed in Chapter 173-425 WAC. Other outdoor burning includes, but is not limited to, any outdoor burning necessary to protect public health and safety.
- B. Residential burning, land clearing burning, and burning banned materials, as defined in this section, are prohibited.
1. *"Residential burning"* means the outdoor burning of leaves, clippings, pruning and other yard and gardening refuse originating on lands immediately adjacent and in close proximity to a human dwelling and burned on such lands by the property owner or his or her designee.
 2. *"Land clearing burning"* means outdoor burning of trees, stumps, shrubbery, or other natural vegetation from land clearing projects (i.e., projects that clear the land surface so it can be developed, used for a different purpose, or left unused).
 3. *"Burning banned materials"* means outdoor burning of garbage, dead animals, materials containing asphalt, petroleum products, paint, rubber products, plastics, paper (other than what is necessary to start a recreational fire), cardboard, treated wood, construction/demolition debris, metal, or any substance which emits dense smoke, toxic emissions, or obnoxious odors.
- C. If the Fire Department is called to respond to, control, or extinguish an illegal or out of control fire that is prohibited by this section, the City may charge, and recover from the person responsible for the fire, the costs of the Fire Department's response and control action.

(Ord. 3081 § 1, 6/15/2001)

14.21.070 Violations and penalties.

Any person, firm, or corporation, violating any of the provisions of Chapter 14.21 or of the rules and regulations adopted by the Port Angeles Fire Department as conditions for the issuance of a burning permit shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter or of the rules and regulations adopted as conditions for the issuance of a permit is committed, continued or permitted. Each such violation shall be punishable in the same manner as violations of the construction codes of the City of Port Angeles as set forth in PAMC 14.01.100.

(Ord. 2582 § 2, 4/25/1990)

CHAPTER 14.23 FIRE ALARMS

14.23.010 Purpose.

The City Council finds that the required installation of fire alarm systems in certain buildings will promote the preservation of human health, safety, and general welfare and is otherwise necessary. This chapter provides for requirements that are in addition to those currently adopted through the International Fire Code, International Building Code, and nationally recognized standards.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.020 Definitions.

- A. *"Addressable"* means that individual components (such as smoke or heat detectors) have discrete identification that enables the status of the component to be individually identified.

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- B. *"Approved"* means accepted by the Fire Chief or Fire Marshal of the Port Angeles Fire Department as a result of investigation for compliance with nationally recognized standards and by reason of test, listing or approval of a nationally recognized testing agency.
 - C. *"Annunciator"* means a unit containing one or more indicator lamps, alphanumeric displays, or other equivalent means, which provides status information about a circuit, condition or location.
 - D. *"Automatic fire detection system"* means a system designed to detect the presence of combustion or the products of combustion and to initiate an alarm.
 - E. *"Fire Alarm receiving center"* means a public or private alarm receiving agency approved by the Port Angeles Fire Department.
 - F. *"Fire alarm system"* means a system consisting of components arranged to monitor and annunciate the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.
 - G. *"Fire Department"* means the Port Angeles Fire Department.
 - H. *"Manual fire alarm system"* means a system designed to sound an alarm as the result of the operation of a manual pull station or the operation of a protection system such as a sprinkler system.
 - I. *"Owner"* means any person, agent, firm or corporation having a legal or equitable interest in a property.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.030 Permits.

A permit is required prior to the installation of commercial fire alarm systems. ~~The fire alarm plan review, inspection, and testing fees are set forth in a resolution authorized by Chapter 1.25 PAMC, see Appendix A. No fees apply to non-required systems.~~

~~(Ord. 3719 § 1, 9/5/2023; Ord. 3124 § 1 (part), 10/11/2002)~~

14.23.040 General requirements.

- A. All buildings with over 6,250 square feet of floor area shall be protected by an approved addressable automatic fire detection system connected to an approved fire alarm receiving center. Area separation walls cannot be used to reduce the square footage of the building in order to negate the fire alarm system requirement.
- B. Occupancies protected by an approved fire sprinkler system may delete automatic detection from the fire alarm system in all sprinkler-protected areas except public assembly areas and public egress pathways.
- C. The Fire Chief or Fire Marshal may waive the requirement for an addressable fire alarm system and allow a zoned fire alarm system when, in their opinion, a zoned fire alarm system will provide sufficient alarm information.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.050 Occupancy specific requirements.

The occupancy types regulated in this section shall be defined as in the current edition of the International Building Code.

- A. All Group "A" occupancies with an occupant load of 300 or more shall have a manual fire alarm system installed.

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- B. All Group "B" and "E" occupancies which are used for educational purposes shall be protected throughout by an approved addressable automatic fire detection system.
 - C. All Group "F" occupancies that are two or more stories in height shall have a manual fire alarm system installed.
 - D. All Group "H" occupancies shall have a manual fire alarm system installed.
 - E. All Group "I" occupancies shall be protected throughout by an approved automatic addressable fire detection system connected to an approved fire alarm receiving center.
 - F. All Group "R1" occupancies shall be protected throughout by an approved addressable automatic fire detection system.
 - G. ~~All duplexes, two or more stories in height, shall be protected throughout by an approved automatic fire detection system.~~

(Ord. No. 3450, § 5, 4-3-2012; Ord. 3290 § 1, 8/31/07; Ord. 3124 § 1 (part), 10/11/2002)

14.23.060 Manual fire alarm system pull stations.

- A. *Protective covers.* The Fire Department is authorized to require the installation of listed manual pull station protective covers to prevent malicious false alarms or to provide the pull station with protection from physical damage.
- B. *Exceptions.* Unless specifically required by other code provisions, manual fire alarm pull stations are not required where the building is equipped with an approved automatic sprinkler system and the alarm notification devices will activate upon sprinkler water flow.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.070 Notification devices.

With all fire alarm systems, alarm notification devices shall be provided and shall be listed for their purpose by a nationally recognized listing agency.

- A. *Visible alarms.* Visible alarm devices shall be provided in public and common areas.
- B. *Audible alarms.* Audible alarm devices shall be installed in order to provide a distinctive sound with a pressure level of 15 dBA above the average ambient sound level in every occupied space within the building.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.080 Fire-extinguishing systems.

When a building fire alarm system is present, automatic fire extinguishing systems shall be connected to the building fire alarm system. Examples of such systems include, but are not be limited to, fire sprinkler systems, spray booth extinguishing systems, kitchen hood and duct extinguishing systems, and special agent extinguishing systems.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.090 Acceptance tests.

Upon completion of the ~~installation of a fire alarm system installation~~, a full acceptance test shall be conducted in the presence of the Port Angeles Fire Department. All ~~system~~ functions and individual devices shall ~~of the system~~ will be tested to ensure proper operation. , and all devices in the system will be tested. A certificate of occupancy will not be issued by the City until such time as the fire alarm is accepted by the Fire Department.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.100 Instructions and zone maps.

- A. *Instructions.* Fire alarm system operating instructions shall be posted in an approved location.
- B. *Zone maps.* When required by the Port Angeles Fire Department, fire alarm system zone maps shall be posted at the fire alarm control panel and at all remote annunciator panels.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.110 Remote annunciators.

A remote annunciator may be required for all fire alarm systems that do not allow immediate access to the fire alarm control panel, or when the Fire Department determines that construction factors or architectural design may inhibit emergency response.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.120 Inspection, testing, and maintenance.

- A. The building owner shall be responsible for ensuring that all fire and life safety systems are maintained in an operable condition at all times. Fire alarm service personnel shall meet the qualification requirements of the latest adopted edition of NFPA 72 for maintaining, inspecting and testing such systems. A written record of all maintenance, inspection and testing shall be maintained and shall be made available to the Fire Department upon request.
- B. The building owner shall be responsible for providing updates to the Fire Department concerning the fire alarm system, system monitoring service, and designated emergency contact information.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.130 ~~Lock~~ Knox boxes.

All buildings equipped with fire alarm systems shall have an approved ~~locking keybox~~ Knox box installed in an approved location on the exterior of the building. The ~~locking keybox~~ Knox box shall contain keys to all door locks to enable rapid access to the building.

(Ord. 3124 § 1 (part), 10/11/2002)

14.23.140 Signage.

- A. All new fire alarm control panels shall be outfitted with a permanent sign, on or adjacent to the front panel door, as follows:

<p>NOTICE False fire alarms resulting from a technician's failure to notify the Fire Department prior to system service shall be billed at a rate of \$50 per occurrence.</p>

The sign shall measure at least four inches wide by two inches high and shall have letters that are of contrasting color from the background.

- B. ~~All new fire alarm control panels shall be outfitted with a permanent sign, on or adjacent to the front panel door, as follows:-~~

<p>NOTICE</p> <p>No person shall reset this fire alarm panel until a Port Angeles Fire Department Official determines the cause of the alarm. Alarms may be silenced, but not reset, only if the alarm is a false alarm and there is no danger to building occupants.</p>

~~The sign shall measure at least four inches wide by three inches high and shall have letters that are of contrasting color from the background-~~

(Ord. 3558 § 4, 10/18/2016; Ord. 3124 § 1 (part). 10/11/2002)

14.23.150 Existing buildings.

Existing buildings shall not be made to conform to the provisions of this chapter; provided that if the Fire Department determines that structural deficiencies affecting life safety are involved and that the continued use of the building or structure without a fire alarm system would be hazardous to the safety of the occupants, or, if an existing building undergoes a change in use or occupancy ~~that results in a condition determined to be potentially hazardous to the safety of the occupants~~, the Fire Department may require compliance with the terms of this chapter.

(Ord. No. 3450, § 5, 4-3-2012; Ord. 3124 § 1 (part). 10/11/2002)

14.23.160 Repeated failure of equipment.

The Fire Department, due to repeated failure of equipment or circuitry, multiple fire alarms or failure to comply with all of the provisions of this chapter, may at any time order the discontinuance of any fire alarm system within the City. Such notice of discontinuance shall be made in writing to both the agency supplying the alarm and to the persons, firms and/ or corporations affected, at least 48 hours prior to the discontinuation of the fire alarm circuit. In the event of temporary failure of fire alarm equipment or circuitry, equipment malfunction, or multiple false alarms, the Fire Department, after notification of the occupants of the structure, may order all emergency response actions discontinued, or require fire watch, until repairs can be made by alarm agency personnel. Such notice shall be made in writing to the persons, firms, and/or corporations affected as soon as possible.

(Ord. No. 3450, § 5, 4-3-2012; Ord. 3124 § 1 (part). 10/11/2002)

14.23.170 Violations.

Any willful violation of the terms of this chapter by any person or agency shall be ~~deemed a misdemeanor and shall be punishable by a fine of up to \$500.00 per day for each day that the violation continues~~ subject to compliance and enforcement from PAMC 2.90.

(Ord. No. 3450, § 5, 4-3-2012; Ord. 3124 § 1 (part). 10/11/2002)

14.24.020 Map.

A map of the City outlining and designating the areas listed as Fire Zone Nos. 1, 2 and 3 has been prepared and is now on file with the City Clerk, designated as a "Fire Zone Map", which map is identified by the approving signatures of the Mayor and City Clerk and dated April 17, 1979, which map is adopted as part of this chapter, together with all notations, references, symbols and legends shown thereon. This chapter and each of its terms should be read and interpreted in the light of such map.

(Ord. 2017 § 2, 4/29/1979; Ord. 1837 § 2, 12/26/1974; Ord. 1546 § 4, 12/16/1964; Ord. 1330 § 4 (part), 8/30/1954)

CHAPTER 14.26 AUTOMATIC FIRE SPRINKLER SYSTEMS

14.26.010 Policy and purpose.

~~The City Council finds that automatic fire sprinkler systems are now technologically and economically viable and can help to reduce the loss of life and property due to fire and are therefore reasonably necessary in order to protect the public health, safety and welfare. Further, automatic fire sprinkler systems can help to ensure that any fires that occur in new residential structures are reasonably within the firefighting capabilities of the Port Angeles Fire Department with its present manpower and equipment and will provide a rational basis for planning public fire protection expenditures by defining the balance between traditional fire protection resources to be supplied by the public and the private sectors while at the same time reducing the costs of traditional fire protection and its related expenditures such as large water mains, fire apparatus turn-arounds, and fire hydrants in newly developing areas. Finally, the installation of automatic fire sprinkler systems should help to cause a significant reduction in homeowner insurance premiums.~~

Automatic fire sprinkler systems are technologically and economically practical, and they reduce the risk of life and property due to fire. Their use in residential structures helps to ensure that fires remain manageable with the staffing of the Port Angeles Fire Department.

Sprinkler systems provide a basis for efficient planning of public fire protection resources by balancing responsibilities between the public and private sectors and reducing the need for extensive traditional fire protection infrastructure, such as large water mains, fire apparatus turn-arounds, and fire hydrants.

The installation of automatic fire sprinkler systems also supports the possibility of lower homeowner insurance premiums.

(Ord. 2426 § 2, 1/1/1987)

14.26.020 Sprinkler systems required.

~~Automatic fire sprinkler systems shall be installed and maintained in all multi-family residential construction; provided that this requirement shall become effective January 1, 1987, prior to which date installation of automatic fire sprinkler systems shall be allowed but not required.~~

Automatic fire sprinkler systems shall be provided where required by the International Fire Code (IFC) and International Building Code (IBC)PAMC 18.08.110, and this Chapter. Such systems shall be installed and maintained in accordance with the applicable adopted codes and standards.

(Ord. 2562 § 1, 1/28/1990; Ord. 2464 § 1, 11/15/1987; Ord. 2426 § 3, 1/1/1987)

14.26.030 "Automatic fire sprinkler system" defined.

The term "*automatic fire sprinkler system*," as used herein, is defined as an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank, or connection by underground piping to a public main; said system complying in all respects with the requirements for such systems contained in appropriate standards issued by the National Fire Protection Association, one copy of which standards shall be filed in the office of the City Clerk for use and examination by the public.

Automatic Fire Sprinkler System means an integrated system of underground and overhead piping designed in accordance with the applicable standards of the National Fire Protection Association (NFPA). The system shall include an approved water supply, which may consist of a gravity tank, fire pump, reservoir, pressure tank, or connection to a public water main, and shall be designed and installed to automatically control or extinguish fires in accordance with the applicable NFPA standards as adopted by the City.

(Ord. 2426 § 4, 1/1/1987)

14.26.040 Residential fire sprinkler systems—One- and two-family dwellings.

Automatic fire sprinkler systems shall be installed in all new one-family dwellings and duplexes where required by PAMC 18.08.110.

Residential fire sprinkler systems required by this section shall be designed and installed in accordance with the International Fire Code, the International Residential Code as adopted by the City, and NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, except as otherwise modified by PAMC 18.08.110.

The design, installation, plan review, testing, inspection, and approval of residential fire sprinkler systems shall be subject to the review and approval of the fire code official or the fire code official's authorized designee, in coordination with the building official and Fire Marshal as required by the Port Angeles Municipal Code.

No one-family dwelling or duplex subject to this section shall be occupied until the required residential fire sprinkler system has been installed, tested, and approved in accordance with this chapter, PAMC 18.08.100, and the adopted fire and building codes.

14.26.040 Approval by Fire Chief.

No automatic fire sprinkler system required or allowed by this chapter shall be installed without prior approval by the Fire Chief or his designee of the plans for installation, testing and maintenance of the system. Subject to the approval of the Fire Chief or his designee, sprinklers may be omitted in rooms or areas which are of non-combustible construction with non-combustible contents. No residential construction for which an automatic fire sprinkler system is required or allowed by this chapter shall be occupied until testing of the automatic fire sprinkler system has been approved by the Fire Chief or his designee.

(Ord. 2426 § 5, 1/1/1987)

14.26.050 Appeals.

Any person aggrieved by the denial or conditioning of a permit under this chapter may appeal such action pursuant to Article V of PAMC 18.02 to the City's Hearing Examiner by filing a notice of appeal with the Fire Marshal and paying the appeal fee set forth in the most current edition of the City's Master Fee Schedule, PAMC Appendix A. Appeals under this chapter may be heard by the Fire Chief, Building Official, and member of the building industry appointed by the City Council upon filing of a written notice of appeal and paying the fee set forth in a resolution authorized by Chapter 1.25 PAMC, see Appendix A. Decisions of this body are final and non-appealable.

(Ord. 3719 § 1, 9/5/2023; Ord. 2426 § 6, 1/1/1987)

14.26.060 Building codes not affected.

The application of this chapter shall not prohibit the exercise of the substitution option granted in the International Building Code relating to "Fire Resistive Substitution" and shall not affect or supersede the provisions of the State Building Codes as adopted by the City of Port Angeles pursuant to Chapter 19.27 RCW.

(Ord. 2426 § 7, 1/1/1987)

CHAPTER 14.30 Fire and Life Safety Annual Inspections Program

14.30.010 Purpose.

The purpose of this chapter is to establish mandatory requirements and procedures for the Fire and Life Safety Annual Inspection Program to ensure compliance with all adopted fire codes in effect. Annual inspections of buildings and structures within the City of Port Angeles are intended to promote uniform application of fire and life safety standards and to protect life, property, and public safety from fire and related hazards. This program supports fire prevention efforts by identifying hazardous conditions, ensuring proper maintenance of fire protection systems, and verifying safe means of egress.

14.30.020 Applicability.

A. The City of Port Angeles Fire Department requires annual fire and life safety inspections for the following occupancies within the city limits:

1. All businesses and commercial occupancies, unless expressly exempted by this title;
2. All vacant commercial and industrial buildings;
3. Multifamily residential occupancies consisting of three or more dwelling units (including common areas); and
4. Any other building, structure, or occupancy deemed necessary by the Fire Chief or the Fire Chief's designee to ensure compliance with adopted fire and life safety codes.

B. Compliance with this chapter is mandatory for the issuance or renewal of business licenses, occupancy permits, or continued occupancy as required by the Port Angeles Municipal Code.

14.30.030 Definitions.

For the purposes of this chapter, the following definitions apply:

A. **Annual Fire and Life Safety Inspection** means a systematic evaluation conducted by the Fire Department to verify compliance with adopted fire and life safety codes.

B. **Fire Chief** means the Fire Chief of the City of Port Angeles or their authorized designee.

C. **Multifamily Residential Occupancy** means a residential building containing three or more dwelling units, including but not limited to apartments and condominiums, and includes all common areas.

D. **Noncompliance** means failure to meet the requirements of adopted fire codes, this chapter, or correction timelines established by the Fire Department.

14.30.040 Inspection Procedures.

A. Annual fire and life safety inspections shall be conducted by the Port Angeles Fire Department or an authorized representative.

B. Inspections may include, but are not limited to, evaluation of:

1. Fire alarm and fire sprinkler systems;
2. Fire extinguishers;
3. Means of egress and exit signage;
4. Emergency lighting;
5. Electrical systems and equipment;
6. Storage and handling of hazardous materials;
7. Housekeeping and fire load conditions; and
8. General compliance with the International Fire Code (IFC) as adopted by the City.

C. Inspections shall be scheduled at the discretion of the Fire Department, with up to 30 days notice provided to the owner, operator, or responsible party.

D. Following the inspection, the Fire Department shall issue a written report identifying compliance status and any deficiencies requiring correction.

14.30.050 Standards and Codes Adopted.

All inspections conducted under this chapter shall be based on the requirements of the International Fire Code, as adopted and amended by the City of Port Angeles, and any other applicable local, state, or federal fire and life safety regulations.

14.30.060 Certificate of Occupancy Posting.

A. A valid Certificate of Occupancy shall be maintained for all applicable occupancies and shall be posted in a conspicuous and accessible location approved by the Fire Department.

B. Failure to post or maintain a valid Certificate of Occupancy shall constitute a violation of this chapter and may result in enforcement action.

14.30.070 Noncompliance and Corrective Actions.

A. When violations are identified, the Fire Department shall establish a reasonable timeframe for correction based on the nature and severity of the hazard.

B. Reinspection's shall be required within 20 days to verify compliance, unless otherwise specified. Extensions may be granted at the request of the business owner, if approved by the Fire Marshal.

C. Failure to correct violations within the specified timeframe shall constitute noncompliance and may result in enforcement actions, including but not limited to:

- Notices of violation;
- Civil penalties or fines;
- Suspension or revocation of business licenses or occupancy permits; and
- Orders to vacate or close the premises where an imminent life safety hazard exists.

14.30.080 Appeals.

Any person aggrieved by the denial or conditioning of a permit under this chapter may appeal such action pursuant to Article V of PAMC 18.02 to the City's Hearing Examiner by filing a notice of appeal with the Fire Marshal and paying the appeal fee set forth in the most current edition of the City's Master Fee Schedule, PAMC Appendix A.

14.30.090 Enforcement Authority.

This chapter shall be enforced by the Port Angeles Fire Department under the authority granted by PAMC Title 2.90. The Fire Chief or designee is authorized to issue orders, notices, and citations necessary to ensure compliance with this chapter and the adopted fire codes.

14.30.100 Relationship to Fire Inspections.

The Fire and Life Safety Annual Inspection Program established by this chapter is a proactive fire prevention measure intended to reduce fire risk, improve emergency response conditions, and ensure ongoing compliance with fire code requirements. Annual inspections do not replace inspections required for construction, permits, or change of occupancy, but function as a continuing compliance mechanism.

CHAPTER ????? FIRE ACCESS ROADS

Adoption of IFC 2021 Appendix D – Fire Apparatus Access Roads

A. Adoption

Appendix D of the 2021 International Fire Code, entitled “Fire Apparatus Access Roads,” is hereby adopted and incorporated by reference, subject to the amendments and modifications set forth herein.

B. General Requirements (Based on IFC D101–D103)

1. Required Access

All buildings and facilities shall be provided with approved fire apparatus access roads in accordance with this section and Section 503 of the International Fire Code.

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.

The Fire Code Official is authorized to approve alternative means of access where site constraints, topography, or other physical limitations exist, provided that fire department operations are not adversely impacted.

2. Minimum Width

Fire apparatus access roads shall have:

- Minimum unobstructed width of 20 feet
- Minimum unobstructed vertical clearance of 13 feet 6 inches

Where a fire hydrant is located on a fire apparatus access road, the minimum width shall be 26 feet for a distance of 20 feet on each side of the hydrant, unless otherwise approved by the Fire Code Official.

3. Surface and Load Capacity

Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capability.

The Fire Code Official may approve alternative surfacing materials when equivalent load-bearing capacity and durability are demonstrated.

4. Grade

The maximum grade for fire apparatus access roads shall not exceed 10 percent.

Grades exceeding 10 percent may be approved by the Fire Code Official where mitigation measures are provided and apparatus capability is verified.

5. Turning Radius

The required turning radius of a fire apparatus access road shall be determined by the Fire Code Official based on the turning characteristics of fire department apparatus currently in service.

C. Dead-End Roads and Turnarounds

(Based on IFC D103.4)

1. Dead-End Length

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround.

The length of a dead-end road shall be measured from the centerline of the nearest intersection to the end of the road.

2. Approved Turnaround Configurations

Turnarounds shall comply with one of the following configurations unless otherwise approved:

a. Cul-de-Sac

- Minimum 96-foot diameter turnaround
- Or 60-foot radius from center point

b. Hammerhead (T-Turnaround)

- Minimum 60-foot stem length
- Minimum 20-foot wide arms extending 60 feet in both directions

c. "Y" Turnaround

- Minimum 60-foot legs
- 20-foot minimum road width

Alternative turnaround designs may be approved by the Fire Code Official where turning templates demonstrate adequate maneuverability for fire apparatus.

3. Maximum Dead-End Length

Dead-end fire apparatus access roads shall not exceed 750 feet in length unless:

- The building(s) served are protected throughout with an approved automatic sprinkler system, or
- An alternative design is approved by the Fire Code Official based on site-specific conditions.

D. Multiple Access Points for Larger Developments

(Based on IFC D104–D107, Moderately Amended)

1. Commercial and Industrial Buildings

Buildings exceeding:

- 62,000 square feet in area, or
- Three stories in height

shall be provided with two separate and approved fire apparatus access roads.

Exception: A single access road may be permitted where the building is equipped throughout with an approved automatic sprinkler system and the Fire Code Official determines that fire department access is adequate.

2. Residential Developments

Developments containing more than:

- 30 dwelling units (one- and two-family), or
- 100 dwelling units (multi-family)

shall be provided with two separate and approved fire apparatus access roads.

Exception: The Fire Code Official may approve a single access road where:

- All dwelling units are protected by automatic sprinkler systems, and
- The access road meets enhanced width or turnaround requirements.

E. Gates and Obstructions

Where gates are installed across a fire apparatus access road, they shall:

- Have a minimum unobstructed width of 20 feet
- Be operable by one person
- Be equipped with approved emergency access (e.g., Knox key system or approved equivalent)

Electric gates shall provide emergency manual operation in the event of power failure.

F. Authority and Modifications

The Fire Code Official is authorized to:

- Modify the provisions of this section where strict application would result in practical difficulty
- Approve alternative materials, designs, or methods
- Require additional access where deemed necessary for public safety

Such modifications shall maintain the intent of providing adequate fire department access.

CHAPTER 14.32 BUILDING MOVING

Chapter 14.32 is hereby deleted in its entirety and moved to a new chapter 11.10 for replacement.

CHAPTER 18.08 URBAN SERVICES

18.08.110 Fire suppression requirements.

- A. All single-family residences and duplexes shall either be located within a four-minute response time from a City of Port Angeles Fire Station or shall meet the following fire suppression requirements:
1. Each single-family residence and duplex outside the four-minute response time, except for residences within new subdivisions as provided for in subsection A.2., shall have either of the following:
 - a. A residential sprinkler system that is installed and maintained in accordance with International Fire Code (IFC) and National Fire Protection Association (NFPA) standards; or
 - b. An outside alarm bell that is electronically connected to the residential smoke alarm system in accordance with the requirements of the Fire Chief or designee.
 2. Each single-family residence and duplex within a new subdivision outside the four-minute response time shall be equipped with a residential sprinkler system that is installed and maintained in accordance with International Fire Code (IFC) and National Fire Protection Association (NFPA) standards, provided that such subdivisions shall be allowed to have the following reduced standards for cul-de-sac size and fire hydrant spacing:
 - a. Cul-de-sac diameter measured from curb to curb may be reduced from the normal 100 feet standard to either 90 feet or, if the cul-de-sac is restricted and posted for no parking, to 80 feet; and
 - b. Distance between fire hydrants may be increased from the normal standard of 500 feet average spacing between hydrants to not more than 1,000 feet.
 3. Each new single-family residence and duplex in areas that do not have water system infrastructure improvements meeting City standards and that are outside the four-minute response time shall have either of the following:
 - a. A fire hydrant within 1,000 feet of the furthest point of the structure, as measured by an approved route around the exterior of the building; or
 - b. An approved residential sprinkler system, adequate clearance to expose structures, and compliance with the defensible space requirements prescribed in the current IFCI Urban-Wildland Interface Code.
 4. The fire flow requirement shall be either of the following:
 - a. 500 gallons per minute for new single-family dwellings less than 3,600 square feet; or
 - b. 1,000 gallons per minute for new single-family dwellings larger than 3,600 square feet.
- B. All multi-family residential developments shall have automatic sprinkler systems as set forth in Chapter 14.26 PAMC.
- C. The requirements of this section shall apply only to newly constructed residential buildings and reconstruction of residential buildings to an extent that exceeds 75 percent of the existing assessed value of the building.

(Ord. 3290 § 2, 8/31/2007; Ord. 3165 § 4, 7/30/2004; Ord. 3140 § 3, 5/16/2003; Ord. 2987, 4/17/1998; Ord. 2860 3/3/1995)