

15.05.010 Purpose.

The City of Mountlake Terrace finds that building codes protect lives, property, and the public interest. The purpose of this chapter is to identify references, standards and procedures that will enable building codes to be implemented within the City. (Ord. 2453 § 1, 2007).

15.05.020 Definitions.

For the purposes of this chapter, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in the codes referenced in MTMC 15.05.030, except as follows:

“Board of Appeals” shall mean the City Hearing Examiner.

“City” or “the City” shall mean the City of Mountlake Terrace.

“City Engineer” shall mean the Engineering Services Director for the City of Mountlake Terrace or the designee of said director.

“City Manager” shall mean the City Manager of the City of Mountlake Terrace or the designee of said manager.

“Community Development Director” shall mean the Community and Economic Development Director for the City of Mountlake Terrace or the designee of said director.

“MTMC” shall mean the municipal code of Mountlake Terrace.

“NFIP” shall mean the National Flood Insurance Program.

“RCW” shall mean the Revised Code of Washington.

“WAC” shall mean the Washington Administrative Code.

“Zoning” shall mean the general development code of MTMC Title 19. (Ord. 2621 § 2, 2013; Ord. 2453 § 1, 2007).

15.05.030 Referenced codes.

The following codes are referenced for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use, occupancy, location and maintenance of buildings and structures:

- A. International Building Code, 2021~~18~~ Edition, published by the International Code Council, with state of Washington amendments;
- B. International Residential Code, 2021~~18~~ Edition, published by the International Code Council, with state of Washington amendments;
- C. International Mechanical Code, 2021~~18~~ Edition, published by the International Code Council, with state of Washington amendments;
- D. International Fire Code, 2021~~18~~ Edition, published by the International Code Council, with state of Washington amendments, as adopted in Chapter 15.10 MTMC;
- E. Uniform Plumbing Code, 2021~~18~~ Edition, with state of Washington amendments, and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials;
- F. International Performance Code for Buildings and Facilities, 2021~~18~~ Edition, published by the International Code Council;
- G. International Green Construction Code, 2021~~18~~ Edition, published by the International Code Council;
- H. International Fuel Gas Code, 2021~~18~~ Edition, published by the International Code Council, with state of Washington amendments;

- I. National Electrical Code, 202~~30~~ Edition, published by the National Fire Protection Association; and the Washington Cities Electrical Code, 2020 Edition, published by Washington Association of Building Officials;
- J. International Energy Conservation Code, 20~~21+8~~ Edition, published by the International Code Council;
- K. International Existing Building Code, 20~~21+8~~ Edition, published by the International Code Council;
- L. Washington State accessibility provisions for physically disabled or elderly persons as provided in RCW 70.92.100 through 70.92.160;
- M. Uniform Code for Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials;
- N. International Property Maintenance Code, 20~~21+8~~ Edition, published by the International Code Council; and
- O. Washington State Energy Code (Commercial and Residential), 20~~21+8~~ Editions, International Energy Conservation Code, with state of Washington amendments. (Ord. 2794 § 2, 2021; Ord. 2707 § 1, 2017; Ord. 2672 § 1, 2015; Ord. 2621 § 3, 2013; Ord. 2543 § 1, 2010; Ord. 2453 § 1, 2007).

15.05.040 International Building Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Building Code (IBC), 20~~21+8~~ Edition, as published by the International Code Council and amended by Chapter 51-50 WAC, and specifically including Appendices F (Rodent Proofing), G (Flood-Resistant Construction), H (Signs), and J (Grading); provided, that certain sections of the IBC are amended as set forth in MTMC 15.05.050. (Ord. 2794 § 3, 2021; Ord. 2707 § 2, 2017; Ord. 2621 § 4, 2013; Ord. 2543 § 2, 2010; Ord. 2453 § 1, 2007).

15.05.050 Amendments – Additions to IBC.

The following sections of the IBC as adopted in MTMC 15.05.040 shall be amended or replaced to read as follows:

A. Section [A]101.4.7.

[A]101.4.7. Existing buildings or structures. Additions or alterations to any building or structure shall comply with the requirements of the International Existing Building Code (IEBC) code for new construction. Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height and area provisions of IBC Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

Exceptions: Buildings or structures to which, in any five-year period, additions, alterations, improvements, and repairs exceed 50 percent of the assessed building value, as determined at the beginning of the five-year period, shall comply with all the requirements for new buildings.

B. Section 105.2.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the City of Mountlake Terrace. Permits shall not be required for the following:

1. Buildings: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 80 square feet and no side wall exceeds 6 feet in height.

C. Maximum Square Footage Without Sprinklers – All Buildings Constructed for All Occupancies.

1. In all new buildings and structures with a fire area of 5,000 or greater square feet regardless of type or use.
2. In existing buildings, structures or suites that undergo an addition where the new total fire area is 5,000 square feet or greater.
3. When required by the International Existing Building Code (IEBC) for existing buildings and structures undergoing additions, alterations, repairs, or changes of occupancy. The classification of work level shall be determined by the building and fire code official.
4. In existing buildings, structures, or suites having an existing automatic fire sprinkler system that does not protect all areas, when the unprotected areas undergo an alteration, repair, modification, or similar improvement requiring a building permit, those unprotected areas shall be provided with protection as approved by the fire code official.
5. Where required, the fire access road grade is 12 percent or greater.
6. When adequate fire protection is not available for vehicles parked in an open air parking garage from fire apparatus at street level, approved dry standpipes shall be installed.
7. One and two family dwellings and townhomes constructed under the International Residential Code shall be provided with automatic fire sprinkler systems according to MTMC 15.05.060 and 15.05.070 Amendments – Additions to IRC.

D. Section 508.1.

508.1 General. Where a building or portion thereof contains two or more occupancies or uses, the building or portion thereof shall comply with the applicable provisions of Section 508. Notwithstanding, any mixed use building constructed under the IBC and which contains an R occupancy shall be sprinkler protected throughout, per IBC 903.3.1.1.

Exception: Mixed use buildings with predominantly R occupancy areas may be protected with residential sprinkler systems when design fire flows can be shown and all other building code requirements are met as approved by the Fire Marshall and Building Official.

E. Section 602.1.

602.1 General. Buildings and structures erected or to be erected, altered, or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. All occupancies, except U occupancies and buildings constructed under the IRC, shall be Type I-A, II-A, III-A, Type IV, Type V-A or V-B and II-B and III-B fully sprinklered buildings.

F. Section 602.1.1.

602.1.1 Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type, which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction. Any structural steel in any unsprinklered buildings except type II-B buildings shall be one-hour protected.

G. Section 705.3.

705.3 Buildings on the same lot. For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them. Where a new building is to be erected on

the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8.

Exception: Two or more buildings on the same lot shall either be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

H. Section 705.5.

705.5 Fire-resistance ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602. The fire-resistance rating of exterior walls with a fire separation distance of greater than 5 feet (1,524 mm) shall be rated for exposure to fire from the inside. The fire-resistance rating of exterior walls with a fire separation distance of 5 feet (1,524 mm) or less and subject to the IBC shall be of two-hour construction.

I. Section 901.2.

901.2 Fire protection systems. Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the International Fire Code. Any existing building which is vacant for a period of 90 days or longer, or any existing structure which has a change in occupancy classification, shall have an automatic fire detection system installed prior to occupancy where otherwise required by this code. Any fire protection system for which an exception or reduction to the provisions of this code has been granted shall be considered to be a required system. Exception: Any fire protection system or portion thereof not required by this code shall be permitted to be installed within prescriptive standards for partial or complete protection provided that such system meets the requirements of this code.

J. Table 601 footnote “g.”

g. All new buildings, except U occupancies and buildings constructed under the International Residential Code, shall have one-hour exterior walls, except in Type V-B, II-B and III-B sprinklered buildings.

(Ord. 2794 § 4, 2021; Ord. 2707 § 3, 2017; Ord. 2621 § 5, 2013; Ord. 2543 § 3, 2010; Ord. 2453 § 1, 2007).

15.05.060 International Residential Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Residential Code (IRC), 2021~~18~~ Edition, as published by the International Code Council and amended by Chapter 51-51 WAC, and specifically including Appendices G (Swimming Pools), J (Existing Buildings and Structures), R (Dwelling Unit Fire Sprinkler Systems), and S (Fire Sprinklers); provided, that certain sections of the IRC are amended as set forth in MTMC 15.05.070. (Ord. 2794 § 5, 2021; Ord. 2707 § 4, 2017; Ord. 2621 § 6, 2013; Ord. 2543 § 4, 2010; Ord. 2453 § 1, 2007).

15.05.070 Amendments – Additions to IRC.

A. The following section of the IRC, as adopted in MTMC 15.05.060, is amended to include the insertion of Table R301.2(1) for climatic and geographic design criteria, as follows:

Climatic and Geographic Design Criteria for Mountlake Terrace									
Ground Snow Load	Wind Speed (Mph)	Seismic Design Category	Subject To Damage From				Winter Design Temperature	Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay			

Climatic and Geographic Design Criteria for Mountlake Terrace									
25 lbs./sq. foot	85	D ₂	Moderate	12"	Slight	Moderate	27° F	No	Current version of flood hazard map

B. R105.2, Work Exempt from Permit, shall be amended to delete item ~~number 2 regarding fences and to delete~~ item number 5 regarding sidewalks and driveways and replace it with a new number 5 to read as follows:

5. Sidewalks and driveways, except for required civil permits.

C. Residential buildings or structures outside of the Town Center (TC) zoning districts, per the City’s Zoning Map, to which, in any three-year period, additions, alterations, or repairs exceed 50 percent of the assessed building value, as determined at the beginning of the three-year period, shall comply with all safety requirements of the IRC for new buildings. Residential buildings or structures within the TC zoning districts, per the City’s Zoning Map, to which, in any five-year period, additions, improvements, alterations or repairs exceed 50 percent of the assessed value, as determined at the beginning of the five-year period, shall comply with all safety requirements of the IRC for new buildings.

D. The following section of the IRC, as adopted in MTMC 15.05.060, is amended to include, effective January 1, 2011, the insertion of Appendices R and S, as adopted in WAC 51-51-60105 and 51-51-60107, for residential fire sprinkler systems; provided, that Appendix S shall apply only to one- family dwellings that are 3,000 square feet or greater in size. (Ord. 2794 § 6, 2021; Ord. 2707 § 5, 2017; Ord. 2621 § 7, 2013; Ord. 2543 § 5, 2010; Ord. 2453 § 1, 2007).

15.05.080 International Mechanical Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Mechanical Code (IMC), 20~~21~~¹⁸ Edition, as published by the International Code Council, with any amendments established by Chapter 51-52 WAC. (Ord. 2794 § 7, 2021; Ord. 2707 § 6, 2017; Ord. 2621 § 8, 2013; Ord. 2543 § 6, 2010; Ord. 2453 § 1, 2007).

15.05.090 Uniform Plumbing Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the Uniform Plumbing Code (UPC), 20~~21~~¹⁸ Edition, as published by the International Association of Plumbing and Mechanical Officials, except as otherwise provided in RCW 19.27.170 and Chapters 51-56 and 51-57 WAC, including that provisions affecting sewers or fuel gas piping are not adopted. (Ord. 2794 § 8, 2021; Ord. 2707 § 7, 2017; Ord. 2621 § 9, 2013; Ord. 2543 § 7, 2010; Ord. 2453 § 1, 2007).

15.05.100 International Performance Code for Buildings and Facilities.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Performance Code for Buildings and Facilities, 20~~21~~¹⁸ Edition, published by the International Code Council. (Ord. 2794 § 9, 2021; Ord. 2707 § 8, 2017; Ord. 2621 § 10, 2013; Ord. 2543 § 8, 2010; Ord. 2453 § 1, 2007).

15.05.110 International Green Construction Code.*

Reserved. (Ord. 2621 § 11, 2013; Ord. 2453 § 1, 2007).

*Code reviser’s note: Ordinance 2621 removed provisions adopting the Uniform Housing Code and reserved this section for provisions concerning the International Green Construction Code.

15.05.120 International Fuel Gas Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Fuel Gas Code, 20~~21~~¹⁸ Edition, as published by the International Code Council and amended by RCW 19.27.170 and Chapter 51-57 WAC. (Ord. 2794 § 10, 2021; Ord. 2707 § 9, 2017; Ord. 2621 § 12, 2013; Ord. 2543 § 9, 2010; Ord. 2453 § 1, 2007).

15.05.130 National Electrical Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the 202~~30~~ National Electrical Code (NEC), published by the National Fire Protection Association. The State of Washington Department of Labor and Industries, Electrical Inspection Section, Rules and Regulations for Installing Electric Wiring and Equipment, and the Washington Cities Electrical Code, 2020 Edition, are hereby adopted as part of the electrical code of the City of Mountlake Terrace; provided, that certain sections of the NEC are amended as set forth in MTMC 15.05.140. (Ord. 2794 § 11, 2021; Ord. 2672 § 2, 2015; Ord. 2621 § 13, 2013; Ord. 2543 § 10, 2010; Ord. 2453 § 1, 2007).

15.05.140 Amendments – Additions to National Electrical Code.

A. Smoke alarms in existing dwellings shall be provided as required under Section R314.1 of the 2018 International Residential Code.

B. At each new or upgraded service, provisions for a spare circuit must be located in the attic or crawl space, if such space exists.

C. Installation of electric vehicle charging infrastructure, as required in Chapter 19.126 MTMC, shall be consistent with the NEC. (Ord. 2794 § 12, 2021; Ord. 2672 § 3, 2015; Ord. 2621 § 14, 2013; Ord. 2543 § 11, 2010; Ord. 2453 § 1, 2007).

15.05.150 Nonliability.

This chapter shall not be construed to relieve or lessen the responsibility of any person owning, operating or installing any electrical equipment for damages to anyone injured by a defect of the equipment, nor shall the City or its agent be held as assuming any such liability by reason of the inspection under this code or the certificate of inspection issued by the Building Department. (Ord. 2453 § 1, 2007).

15.05.155 International Existing Building Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Existing Building Code (IEBC), 20~~21~~~~18~~ Edition, as published by the International Code Council, with any amendments established by Chapter 51-50 WAC. (Ord. 2794 § 13, 2021; Ord. 2707 § 10, 2017; Ord. 2621 § 15, 2013; Ord. 2543 § 12, 2010).

15.05.160 International Energy Conservation Code and Washington State Energy Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Energy Conservation Code, 20~~21~~~~18~~ Edition, and the Washington State Energy Code, 2018 Edition, with any amendments established by Chapters 51-11C and 51-11R WAC, as now exist or shall be amended. (Ord. 2794 § 14, 2021; Ord. 2707 § 11, 2017; Ord. 2621 § 16, 2013; Ord. 2543 § 13, 2010; Ord. 2453 § 1, 2007).

15.05.190 International Property Maintenance Code.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that code known as the International Property Maintenance Code (IPMC), 20~~21~~~~18~~ Edition, as published by the International Code Council. (Ord. 2794 § 15, 2021; Ord. 2707 § 12, 2017; Ord. 2621 § 17, 2013; Ord. 2453 § 1, 2007).

15.10.010 International Fire Code.

The International Fire Code (“IFC”), 20~~21~~~~18~~ Edition, as published by the ICC, together with any additions, deletions and exceptions currently enacted or as may be amended from time to time by the State of Washington, as set forth in Chapter 51-54A WAC, and specifically including reference standards of the National Fire Protection Association, are hereby adopted by reference as though fully set forth herein and as further amended in this chapter and specified in MTMC 15.10.020, except that the following appendices are the only appendices adopted:

- A. Appendix B (Fire-Flow Requirements);
- B. Appendix C (Fire Hydrant Locations and Distribution); and
- C. Appendix D (Fire Apparatus Roads). In conjunction with Section 503, Fire Apparatus Roads.

One copy of the IFC is on file with the City's fire code official. (Ord. 2839 § 2, 2024; Ord. 2794 § 17, 2021; Ord. 2708 § 1, 2017; Ord. 2622 § 1, 2013).