

# IMPACTS OF GROWTH BUILDING & FIRE SAFETY

*Gig Harbor City Council Work Study Session – October 26, 2015*

THE ANNOUNCEMENT:

“CREATING THE BEST PERMITTING AGENCY IN THE STATE  
THROUGH NEW POLICY IMPROVEMENTS”

DENNIS HANBERG – DIRECTOR OF PIERCE COUNTY PLANNING AND  
LAND SERVICES

# THE STAFF:



## CREDENTIALS:

COMBINED 110 YEARS OF WORK RELATED EXPERIENCE

20 NATIONAL AND INTERNATIONAL BUILDING & FIRE CODE CERTIFICATIONS

- *ICC Building Inspector*
- *ICC Building Plans Examiner*
- *ICC Certified Building Code Official*
- *ICC Certified Fire Code Official*
- *ICC Fire Inspector I*
- *ICC Fire Inspector II*
- *ICC Fire Plans Examiner*
- *ICC Certified Building Official*
- *NFPA Fire Inspector I*
- *NFPA Fire Inspector II*
- *ICC Building Plans Examiner*
- *ICC Commercial Building Inspector*
- *ICC Fire Inspector I*
- *ICC Fire Inspector II*
- *ICC Residential Building Inspector*
- *ICC Building Inspector*
- *ICC Building Plans Examiner*
- *ICC Commercial Mechanical Inspector*
- *ICC Plumbing Inspector UPC*
- *ICC Permit Technician*

ICS EMERGENCY MANAGEMENT CERTIFIED TO LEVEL 700

FEMA, WABO, CAL/EMA CERTIFIED TYPE 2 EMERGENCY RESPONDERS  
(DISASTER ASSESMENT & MITIGATION)

## THE STATE: (STATUTORY REQUIREMENTS)

WAC TITLE 51, CHAPTER 51-04, SECTION 51-04-010  
RCW TITLE 19, CHAPTER 19.2,7 SECTION 19.27.020

- INTERNATIONAL BUILDING CODE (IBC)
- INTERNATIONAL RESIDENTIAL CODE (IRC)
- INTERNATIONAL FIRE CODE (IFC)
- INTERNATIONAL MECHANICAL CODE (IMC)
- INTERNATIONAL FUEL GAS CODE (IFGC)
- INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- INTERNATIONAL ENERGY CONSERVATION CODE
- UNIFORM PLUMBING CODE (UPC)



## WHAT DO WE DO TO MEET THE REQUIREMENTS?

REGULATE THE CONSTRUCTION AND USE OF NEW AND EXISTING STRUCTURES AND SYSTEMS THROUGHOUT THE CITY THROUGH:

- *plan review*
- *permitting*
- *inspection*



# PLAN REVIEW: SPACEDOX

Safeway-Electrical.pdf - Adobe Acrobat

File Edit View Window Help

Create [Icons]

2 / 21 [Navigation Icons] 20% [Zoom]

Tools Comment Share

The file you have opened complies with the PDF/A standard and has been opened read-only to prevent modification.

**GENERAL SHEET NOTES**

- 1. THIS DRAWING IS THE PROPERTY OF MULVANNY G2.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 IBC AND ALL APPLICABLE CODES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 IBC AND ALL APPLICABLE CODES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 IBC AND ALL APPLICABLE CODES.
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**SHEET KEYNOTES**

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LUMINAIRE SCHEDULE	
1	1006.3 IBC-2009 Illumination emergency power....
2	1011.1 IBC-2009 Where required. Exits and exit access doors shall be mar...
3	1006.3 IBC-2009 Illumination emergency power....
4	1011.1 IBC-2009 Where required. Exits and exit access doors shall be mar...
5	1006.3 IBC-2009 Illumination emergency power....
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7	1006.3 IBC-2009 Illumination emergency power....
8	1011.1 IBC-2009 Where required. Exits and exit access doors shall be mar...

1 FLOOR PLAN - NORTH - LIGHTING

SAFEGWAY #0948 GIG HARBOR  
BIG CLAWING BIG CLAWING FERGUSON  
BIG CLAWING BIG CLAWING FERGUSON  
BIG CLAWING BIG CLAWING FERGUSON

PERMIT / BID SUBMITTAL 03-15-2011

E2.1A

**Annotations**

**Review**

**Comments List (23)**

Find

Site plan information showing on this page does not match approved site plan, please revise.

**Paul Rice**  
Page 2 4/21/2011 12:51:54 PM  
Provide exit sign @ door.

Exit Signs  
1011.1 IBC-2009 Where required.  
Exits and exit access doors shall be mar...

**Paul Rice**  
Page 2 4/21/2011 12:35:47 PM  
Provide emergency egress illumination at landing.

1006.3 IBC-2009 Illumination emergency power....

**Paul Rice**  
Page 2 4/21/2011 12:55:25 PM  
Provide emergency egress illumination at aisles.

1006.3 IBC-2009 Illumination emergency power....

**Paul Rice**  
Page 2 4/21/2011 1:01:40 PM  
Provide emergency egress illumination at aisle.

1006.3 IBC-2009 Illumination emergency power....

**Paul Rice**  
Page 2 4/21/2011 1:03:51 PM  
Provide exit sign at door.

Exit Signs  
1011.1 IBC-2009 Where required.  
Exits and exit access doors shall be mar...

**Paul Rice**  
Page 2 4/21/2011 12:58:14 PM  
Provide exit sign at door.

Exit Signs

## ADDITIONAL DEPARTMENTAL REVIEW:

### ENGINEERING PLANNING PUBLIC

- *Civil Permits (EVA, Fire Flow, Accessibility)*
- *Planning Site Plans*
- *Conditional Use Permits*
- *Boundary Line Adjustments*
- *Plats & Short Plats*
- *Special Events (Public Property) Gig & Art Festivals, etc..*
- *Special Use (Private Property) Wine & Food Fest, Film Fest, etc..*
- *UGA Comments*
- *Pre-Application Conferences*
- *Requests for Public Records*
- *Business Licenses*



# PERMITTING

## CONSTRUCTION PERMITS INCLUDE:

- *Building*
  - *Commercial*
  - *Residential*
- *Mechanical*
  - *Heating*
  - *Cooling*
  - *Ventilation Systems*
- *Plumbing*
  - *Water*
  - *Sewer*
  - *Medical gas*
- *Fire*
  - *Sprinkler*
  - *Alarms*
  - *Suppression*
  - *Standpipes*
  - *Fuel Tanks*
  - *Fire Pumps*
  - *Generators*
  - *Battery Rooms*
  - *Solar Panel Installations*
  - *Hazardous Materials*
  - *LP-gas*

## FIRE CODE OPERATIONAL PERMITS INCLUDE:

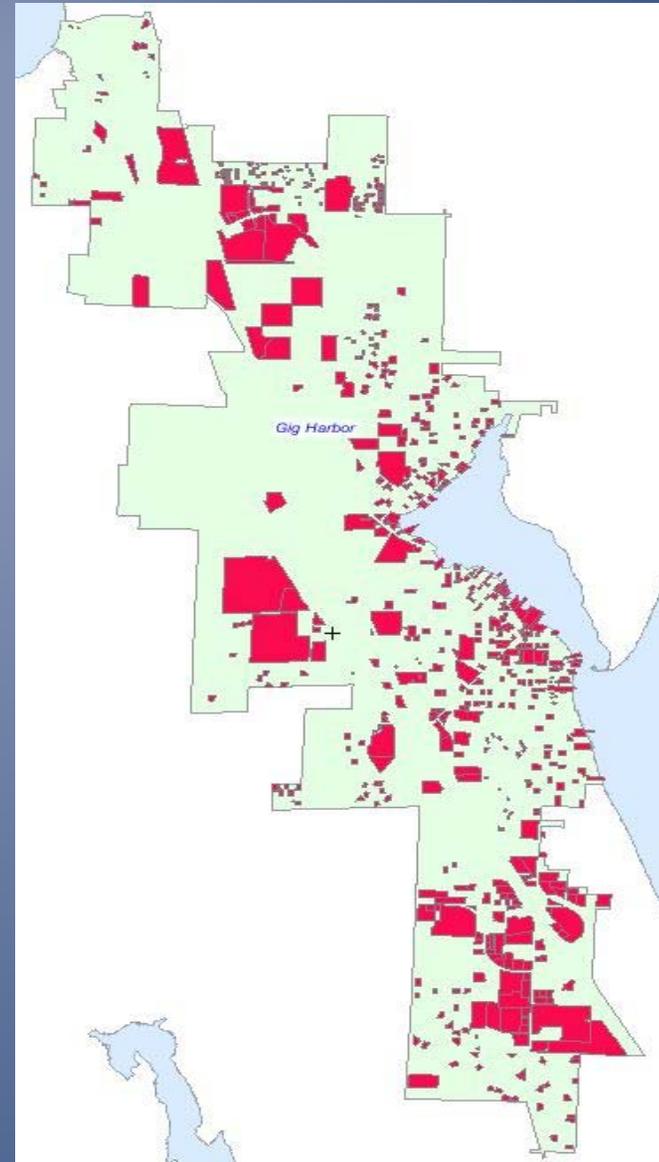
- *Hazardous Materials*
- *High Piled Storage*
- *Firework stands*
- *Amusement facilities (Haunted houses)*
- *Compressed and flammable gasses and liquids*
- *Drycleaners*
- *Explosives*
- *Fire Hydrants*
- *Open flames and burning*
- *Fuel Stations, Repair Garages*
- *Tents and membrane structures*
- *Refrigeration Equipment*



## INSPECTIONS

- *Construction Inspections are at and all time high at 6,285 YTD*
- *We Additionally Inspect all New Businesses (about 100 a year)*
- *All City Facilities*
- *Special Events*
- *Firework Stands*
- *Provide Oversight, Training & Compliance Follow-up of our Annual Fire Inspection Program (GHFD 5)*

Currently Managing 1,778 Permits  
on 771 Parcels



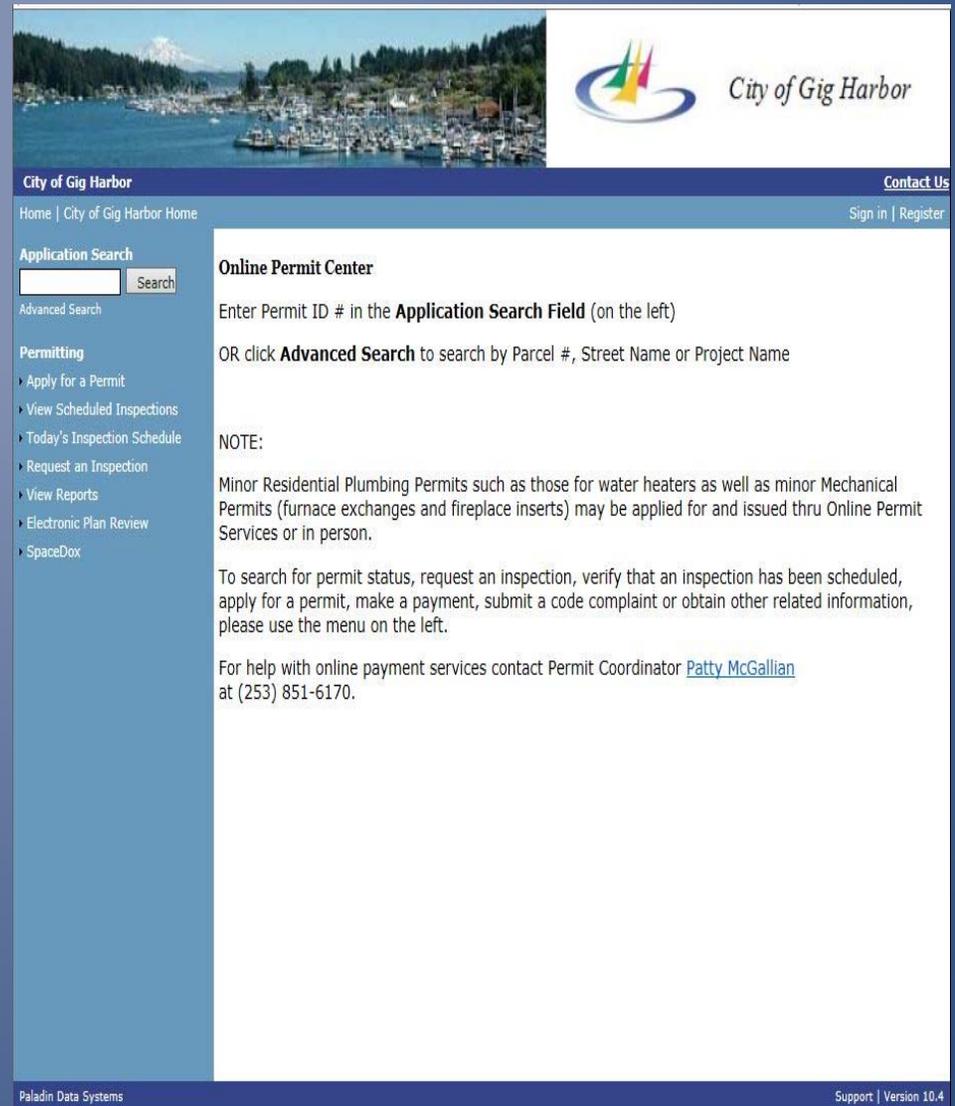
## THINGS WE DO WELL

- *Customer Service*
- *Inspections: Same day if called in before 7am. AM or PM available*
- *Permit Portal*
- *Permit Tracking*
- *Code Enforcement (Proactive)*
- *Counter Coverage (We Never Close)*
- *Cross Train (Everyone Pitches In)*
- *Educate*
- *Provide Informational Handouts and Checklists*
- *Base Plans (Save Time and Money)*



# PUBLIC PERMIT PORTAL

- *Apply For Permits*
- *Schedule Inspections*
- *View Inspective Results*
- *Upload Plans for Review*
- *Pay Fees*
- *View Plan Review Progress*
- *Access Reviewer's Notes*
- *Research all permit and parcel data within our system*
- *Access Building Codes On-line*



The screenshot displays the City of Gig Harbor Public Permit Portal. At the top, there is a banner image of a harbor with many boats and a logo for the City of Gig Harbor. Below the banner, the navigation bar includes "City of Gig Harbor" and "Contact Us" on the left, and "Home | City of Gig Harbor Home" and "Sign in | Register" on the right. The main content area is divided into two columns. The left column contains an "Application Search" section with a search box and a "Search" button, followed by a "Permitting" menu with links for "Apply for a Permit", "View Scheduled Inspections", "Today's Inspection Schedule", "Request an Inspection", "View Reports", "Electronic Plan Review", and "SpaceDox". The right column features the "Online Permit Center" section, which includes instructions on how to search for permits by ID number or advanced search criteria, a "NOTE" regarding minor residential plumbing permits, and contact information for the Permit Coordinator, Patty McGallian.

City of Gig Harbor

City of Gig Harbor Home

Application Search

Advanced Search

Permitting

- ▶ Apply for a Permit
- ▶ View Scheduled Inspections
- ▶ Today's Inspection Schedule
- ▶ Request an Inspection
- ▶ View Reports
- ▶ Electronic Plan Review
- ▶ SpaceDox

**Online Permit Center**

Enter Permit ID # in the **Application Search Field** (on the left)

OR click **Advanced Search** to search by Parcel #, Street Name or Project Name

**NOTE:**

Minor Residential Plumbing Permits such as those for water heaters as well as minor Mechanical Permits (furnace exchanges and fireplace inserts) may be applied for and issued thru Online Permit Services or in person.

To search for permit status, request an inspection, verify that an inspection has been scheduled, apply for a permit, make a payment, submit a code complaint or obtain other related information, please use the menu on the left.

For help with online payment services contact Permit Coordinator [Patty McGallian](#) at (253) 851-6170.

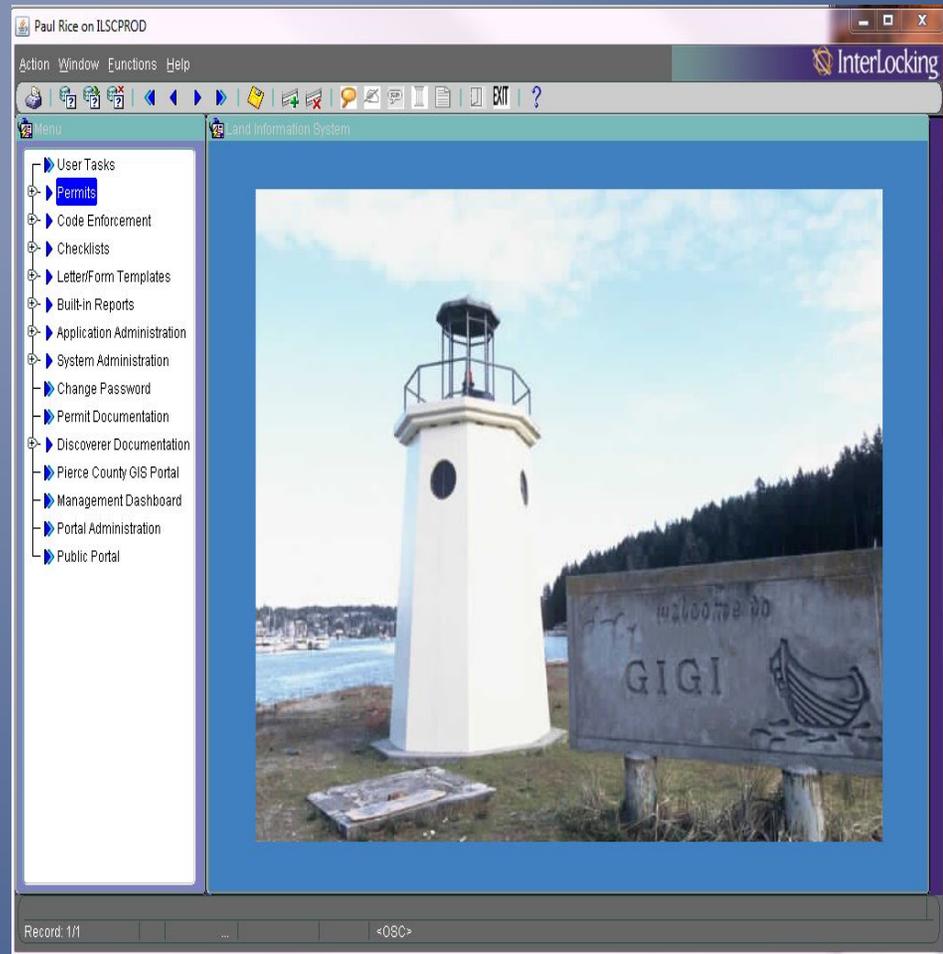
Paladin Data Systems

Support | Version 10.4

## PERMIT TRACKING

WE PROVIDE DEVELOPMENT ACTIVITY  
STATISTICAL REPORTS TO:

- *PC Assessors/Treasurer -Issued Building Permit Data*
- *US Department of Commerce – Census Bureau*
- *State Office of Financial Management*
- *Puget Sound Regional Council*
- *Master Builders Association*
- *Peninsula School District*
- *Finance Dept. for Utility Billing*
- *Many, Many Private Corporations*



# WHAT WE WOULD LIKE TO DO EVEN BETTER

- Digitize the Archives
- Update Our Web Page
- Create Additional Client Assistance Memos
- Transition to SmartGov
- Host More In-house Training
- Participate in More Community Outreach



## Development Services CLIENT ASSISTANCE MEMO

### Fire Lanes



#### Fire Lanes

Rapid fire department access to buildings is critical to the safe and effective provision of emergency services. For this reason the International Fire Code as referenced in the Gig Harbor Municipal Code requires that buildings and structures be provided with clear, identified fire department access roads, or "Fire Lanes."

#### Where Required

Fire lanes must be provided whenever any point on the first floor of a building or structure is located further than 150 feet from fire department vehicle access as measured by an approved route around the perimeter of the building. More than one fire lane may be required when access by a single road might be impaired by congestion, terrain, climatic conditions or other factors that could limit access.

#### Clearances

The required clear width of the drivable surface of fire lanes must be a minimum of 20 feet exclusive of shoulders. In some cases, the Fire Marshal may require additional clearance where the minimum access clearances are inadequate. The required unobstructed vertical clearance above the entire width of the fire department access road is 13 feet 6 inches.

#### Drivable Surface

The drivable surface of fire lanes must, at a minimum, be designed to support the weight of a fire truck. In the City of Gig Harbor, that weight is 56,000# gross axle weight. The surface must be passable in all weather conditions (i.e. paved or gravel). Where impervious surface or other restrictions apply, alternate surfaces such as "grasscrete" or similar treatments may be considered by the fire marshal on a case-by-case basis. All alternate surfaces must have prior approval by the fire marshal. The Operations and Engineering Division of the City's Development Services Department may have additional roadway design requirements. For more information contact them at 253.858.6170.

#### Fire Lane Identification

Because fire lanes must be kept clear at all times, their location must be clearly identified. The City of Gig Harbor requires that fire lanes be identified with a

combination of curb or roadway edge painting and signage. Alternate methods may be approved when, in the opinion of the Fire Marshal, the proposed method of identification ensures against obstruction. The Fire Marshal retains the right to

revoke approval of alternate methods where obstruction becomes a problem.

#### Fire Lane Painting

When standing curbs are installed along fire lanes, both the vertical and horizontal planes of the curb must be painted red for the entire length of the fire lane. The words "NO PARKING - FIRE LANE" must be stenciled in white on the vertical surface in at least 3-inch tall letters, at no more than 30-foot intervals.

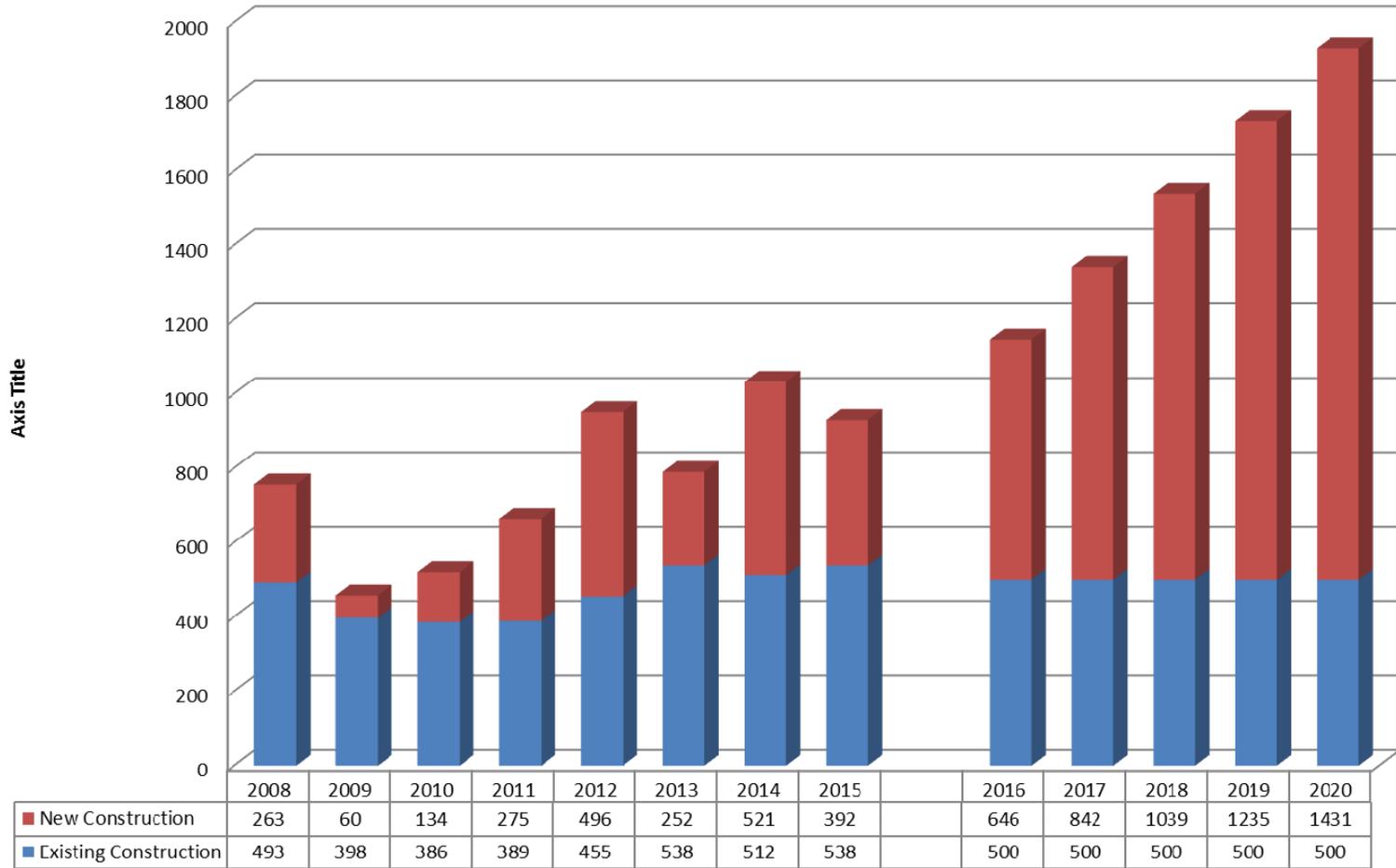
Where the roadway has rolled curbs or no curbs, painting and stenciling must be on the pavement surface. 10-inch white lettering reading "NO PARKING - FIRE LANE" must be placed against a red background with spacing of not more than 60 feet. Again, the painting must be continuous for the entire length of the fire lane.

#### Fire Lane Signs

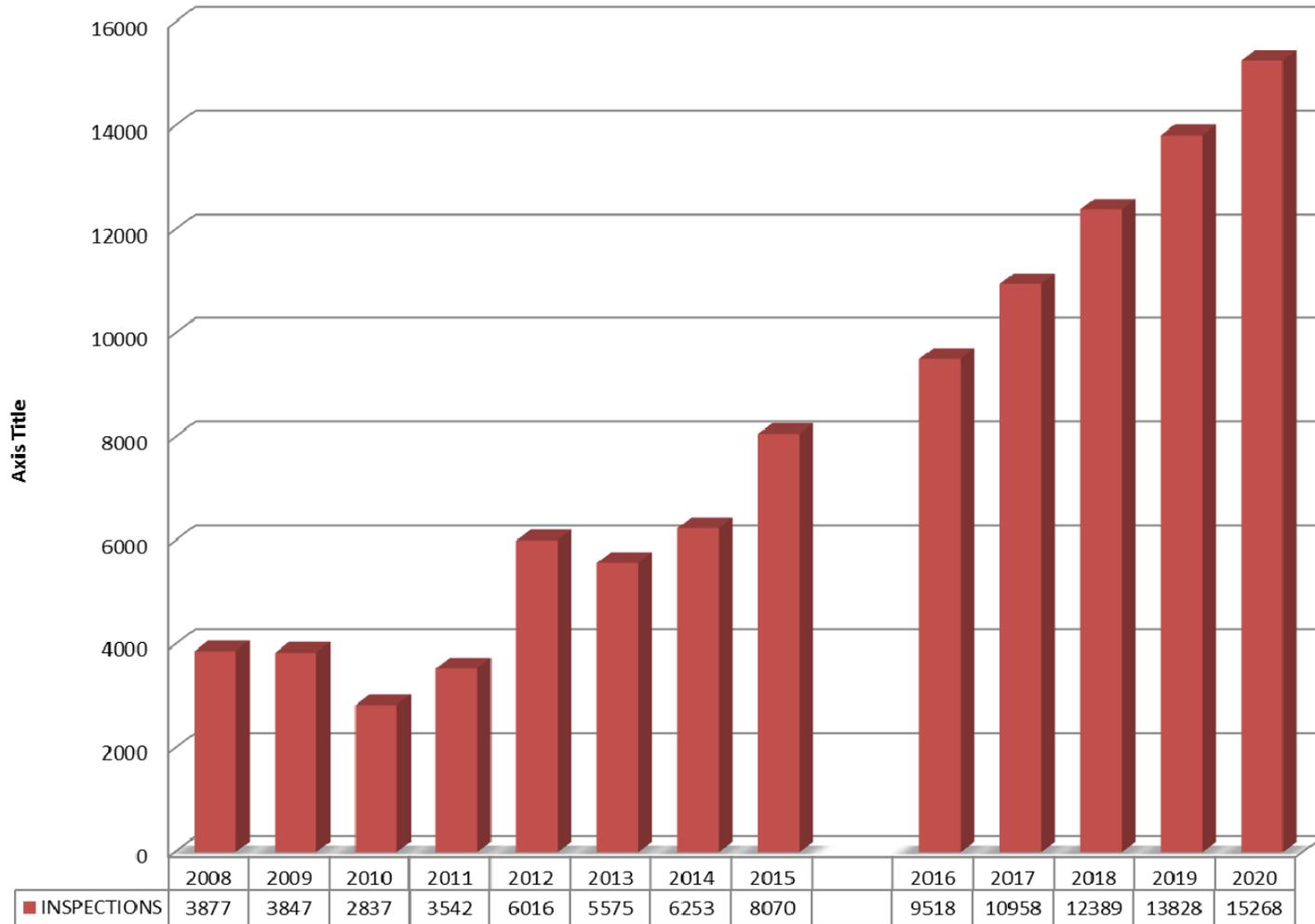
Fire lane signs must comply with the specifications of the *Manual of Uniform Traffic Control Devices*. In general, fire lane signs must be no less than 12" wide by 18" high. They must have a reflective background with red lettering reading "NO PARKING - FIRE LANE". Each sign must include a directional arrow indicating the direction of the fire lane in relation to the sign.

Signs must be spaced at no more than 120 feet apart and must be mounted between 4 and 6 feet above the driving surface and be situated parallel to the roadway. Additional signs are required when curves, hills, corners or other conditions obstruct the line of sight. Signs must not be obstructed by landscaping or by other means.

## Permit Activity



# INSPECTIONS



THANK YOU