

CITY OF LYNNWOOD

ORDINANCE NO. 2880

AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, ADDING A NEW SECTION 16.04.145 OF THE LYNNWOOD MUNICIPAL CODE ENTITLED "TABLE 503 IBC AMENDED", ALLOWING FOR FIVE STORY WOOD FRAME BUILDINGS FOR RESIDENTIAL OCCUPANCIES, PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND SUMMARY PUBLICATION.

WHEREAS, the City Council finds that it is the City's desire to provide additional tools to build economically viable mixed-use and multi-family buildings; and,

WHEREAS, the City Council finds the International Building Code (IBC) allows for the approval of alternate material, methods of design, and methods of construction; and

WHEREAS, the City has researched and reviewed alternate methods and materials to allow an additional story of wood frame construction for mixed-use and multi-family buildings, provided specific design and inspection standards are met, and

WHEREAS, the City Council finds that providing this alternate method of construction should provide an incentive for the construction of economically viable mixed-use and residential occupancies consistent with the City's Comprehensive Plan which provide for high density uses in the City Center and other areas; NOW THEREFORE

THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment. A new section 16.04.145 of the Lynnwood Municipal Code is hereby adopted as follows,

16.04.145 Table 503 IBC amended.

Table 503 of the edition of the International Building Code adopted by this chapter is amended to allow five story wood frame buildings for Residential occupancies.

The following items shall be met to allow the additional story. These items are in addition to other requirements required by the IBC.

1. A full National Fire Protection Association (NFPA) 13 Light-Hazard sprinkler system shall be required, no further NFPA exceptions shall be allowed. Sprinkler protection shall include all concealed spaces whether combustible or not, greater than six (6) inches unless this cavity is filled with batt insulation.

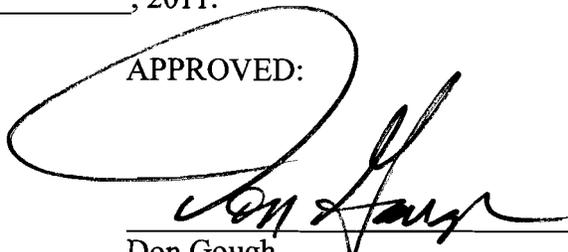
2. In mixed use buildings, the first floor shall be of either Type I or II construction with a two-hour occupancy separation between the R occupancy and the mixed use occupancy. Only R occupancies are allowed above the first floor.
3. Type V-A construction is required throughout the five (5) - story R occupancy including all common area corridors, no exceptions or reductions shall be approved.
4. Maximum finished floor elevation is 65 feet above the fire department's lowest level of access.
5. Minimum 44" wide corridors shall be required.
6. Western Woods design recommendations for five (5) story wood framed structures or an equivalent shall be followed to minimize shrinkage and other structural issues.
7. Two (2) separate means of egress are required from the R occupancy directly to the exterior.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

PASSED BY THE CITY COUNCIL, the 28th day of February, 2011 and approved by the Mayor this 3rd day of March, 2011.

APPROVED:



Don Gough
Mayor

ATTEST/AUTHENTICATED:



Patrick Dugan
Interim Finance Director

APPROVED AS TO FORM:



Rosemary Larsen
City Attorney

PASSED BY THE CITY COUNCIL: 2-28-11

PUBLISHED: _____

EFFECTIVE DATE: _____

ORDINANCE NUMBER: 2880