

Community Development Department  
Building | Planning | Code Enforcement  
P.O. Box 9, 230 Davidson Avenue  
(360) 225-7299, www.ci.woodland.wa.us

## PLANNING COMMISSION RECOMMENDATION

### Retooling Our Code 2023 Batch Fire Code Text Amendment (WLD-2023-001)

Applicant:	City of Woodland
Contact:	Travis Goddard Community Development Director
Site Location:	This code amendment is not site specific.
Parcel Size:	N/A
Zoning Designation:	Multi-Family Zoning District (MDR & HDR zones)
Date of PC Hearing:	September 21, 2023
Projected date for City Council consideration:	October 2 - workshop October 16 - ordinance first reading
<b>Recommendation:</b>	<b>Reject the Code Amendment</b>

#### I. MOTION AND RECOMMENDATION

On the 20<sup>th</sup> of September 2023, the Planning Commission held a public hearing in accordance with Woodland Municipal Code. By a vote of 3-0, the Planning Commission recommends that the City Council **reject the code amendment request** and to leave WCM 14.32.620 as currently worded.

#### II. DESCRIPTION OF PROPOSAL

The request is to amend WMC 14.32.320 - Automatic Sprinkler Systems. The code requires all buildings over 5,000 square feet to have sprinklers. The request is to except buildings built with non-combustible construction materials that are otherwise compliant with buildings and fire codes, with an F-2 and/or S-2 occupancy. (See attached for the exact request.)

#### III. LOCATION OF PROPOSED DEVELOPMENT

The is request could affect properties in the industrial zoning districts (I-1 & I-2).

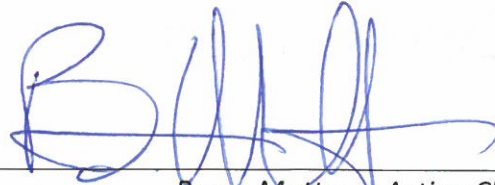
#### IV. REVIEW AUTHORITY

Per WMC 19.08.030, approval authority for Zoning Text Amendments lies with the City Council after a public hearing is held by the Planning Commission. The Planning Commission shall issue

a recommendation to the Woodland City Council, after such hearings. This document is the written representation of the Planning Commission's recommendation.

Date: 9/25/2023

Signature:



*Bryan Mattson, Acting Chair*

- Cc: Applicant  
Department Heads  
Planning Commission  
City Council  
Mayor  
City Administrator  
File  
City of Woodland Website

## Proposed Amendments to Woodland Fire code.

### Woodland Code Reference (where it is now)

In 2018 WA adopted the 2018 IFC with amendments.

Woodland Fire code amendments to the 2018 Washington State Fire Code are in WMC 14.32.620 - Section 903—Automatic sprinkler systems.

*Subsection 903.2 Where Required is hereby amended by revising the text, as follows:*

*903.2 Where required. In all new buildings and structures described in Sections 903.2.1 through 903.2.2; and all new buildings containing a total floor area, above or below grade, exceeding 5,000 square feet; and additions that result in a total building area of 5,000 square feet or greater; and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. This requirement shall not apply to covered play areas or similar open structures where no equipment is stored.*

*Subsection 903.2.11.3 Buildings Greater than Two Stories in Height is hereby proposed to be amended by revising the text, as follows:*

*903.2.11.3 Buildings Greater than Two Stories in Height. All buildings greater than two stories in height shall have installed an automatic fire sprinkler system.*

### Applicable Code references if not for the above amendments (State Adopted Fire code)

2018 Washington State Building Code allows the addition of an unlimited amount of one story non-sprinklered building for F-2 occupancy as long as you are surrounded by a 60-foot clear yard. [IBC 507.3].

The International Building Code (IBC) requires sprinklers for many reasons but in general there are two major drivers, first if the building is over a certain size limit (based on building construction type) or of a configuration that is likely to result in a fire (chapter 5). And second if the particular use of a building is likely to result in a fire (chapter 9).

CRC's current project and previous construction is classified as F-2, / S-2 which is low hazard factory and low hazard storage and is / will be construction type 2-B which is unprotected non-combustible (a very common construction type).

IBC section 507.3 states that the area of a non-sprinklered, one-story building of a group F-2 or S-2 no more than one story in height shall not be limited where the building is surrounded and adjoined by a public way or yard of not less than 60'-0" in width.

**Proposed amendment to the woodland Fire code would look something like this.**

*903.2 Where required. In all new buildings and structures described in Sections 903.2.1 through 903.2.2; and all new buildings containing a total floor area, above or below grade, exceeding 5,000 square feet; and additions that result in a total building area of 5,000 square feet or greater; and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. This requirement shall not apply to covered play areas or similar open structures where no equipment is stored, and to Buildings Classified as F-2 or S-2 of noncombustible construction materials and otherwise compliant with Washington building and fire code*

Your consideration is appreciated. Please don't hesitate to call with question.

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