



June 20, 2008

**ADMINISTRATIVE ORDER
Five-Story Wood Frame (Type VA) Construction**

This Administrative Order is established in response to the City of Mountlake Terrace's desire to allow economical options for the construction of mixed-use and multi-family buildings similar to that authorized by a number of other Washington State jurisdictions. The intent is the allowance of five-stories of wood frame construction over an occupied concrete frame pedestal. This Administrative Order also incorporates an interpretation regarding fire resistive rating requirements of interior non-load bearing walls and partitions on the lowest Type V story. This authority is founded in the alternative materials, design and methods of construction provisions of the current International Building Code (IBC) Section 104.11, which is quoted below.

FINDINGS:

Section 104.11 ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design, or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

As a general observation, equivalency can be obtained by requiring compliance with selected code provisions that are otherwise only applicable to high-rise buildings.

The Administrative Order pertaining to these structures recognizes that - Table 601, Fire-Resistance Rating Requirements for Building Elements (for interior nonbearing walls and partitions), allows a rating of zero for all types of construction other than IV (but not less than the fire-resistance otherwise required by the code). It is therefore noted that this allowance remains the same regardless of the presence of an automatic fire sprinkler system. By increasing the required rating for the interior non-load bearing walls on the lowest type V story within the dwelling units from zero to one-hour, the intent of this Administrative Order is to provide an additional hour of fire resistive protection.

DECISION:

For buildings of Type VA construction, the number of stories allowed by IBC Table 503 may be increased to a maximum of five, and the allowable total building height may be increased to 65 feet. These increases apply only to buildings that meet all of the following requirements:

1. Only occupancies in Group B, M, R-1 and R-2 are located above the first story above the grade plane;
2. The building is equipped with an automatic sprinkler system in accordance with IBC Section

City of Mountlake Terrace • P. O. Box 72 • Mountlake Terrace, Washington 98043-0072 • www.cityofmlt.com • email: cityhall@ci.mlt.wa.us

City Hall / Council Chambers
23204 58th Ave W
Mountlake Terrace, WA 98043
425.776.1161
fax 425.778.6421

Police Department
5906 232nd St SW
Mountlake Terrace, WA 98043
425.670.8260
fax 425.776.5788

Community Development
23204 58th Ave W
Mountlake Terrace, WA 98043
425.744.6266
fax 425.778.6421

Recreation & Parks
5303 228th St SW
Mountlake Terrace, WA 98043
425.776.9173
fax 425.775.2365

Public Works
6204 215th St SW
Mountlake Terrace, WA 98043
425.670.8264
fax 425.670.8267

- 903.3.1.1 with quick response sprinklers where permitted;
3. No reduced fire rating on the exterior side of exterior walls of Type VA construction shall be allowed as otherwise provided by IBC Section 704.5;
 4. Smoke proof enclosures are provided for all required exit enclosures and elevator shafts in accordance with IBC Section 909.20, and pressurized in accordance with IBC Sections 909.6.3 and 707.14.2 as amended by the State Building Code Council;
 5. The lowest story of Type VA construction, including ceiling/floor assembly above shall be of 2-hour fire resistive construction except for interior non-load bearing walls within dwelling units which may be of 1-hour fire resistive construction;
 6. Standby and Emergency Power Systems are provided in accordance with IBC Sections 403.10, 403.11 and 909.11;
 7. Fire Department access shall be approved by the fire code official in accordance with IFC Section D105 or equivalent protection; and
 8. Structural observation is provided by a registered design professional in accordance with IBC Section 1709.1, regardless of seismic design category or basic wind speed; and special inspections are provided for all elements of the lateral force resisting system (exception to IBC Section 1707.3 shall not be invoked).

Where five stories of Type VA construction are built over Type IA construction, occupancy of the Type IA construction is limited to Group A-3, B, M, R-1, R-2 and S-2 consistent with IBC Section 508 as no separated occupancies except for Group R. The interface between Type VA and IA construction shall be 3-hour fire resistive construction.

These conditions shall not be construed as relief from any other requirements provided by the code.



Wm Lance Kinnamon
Building Official