

ORDINANCE NO. 1926

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING, ADDING AND REPEALING VARIOUS SECTIONS OF TITLE 20E OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO UPDATE THE CITY'S BUILDING AND CONSTRUCTION CODES, AND TO ADOPT THE MOST RECENT VERSIONS OF THOSE UNIFORM CODES COMPRISING THE STATE BUILDING CODE, TOGETHER WITH MODIFICATIONS AND AMENDMENTS THERETO.

WHEREAS, Chapters 19.27 and 19.27A of the Revised Code of Washington provide for the State Building Code Council to adopt the latest versions of certain uniform codes as the State Building and Energy Codes and for the same to be in effect and to be enforced by all cities within the State; and

WHEREAS, the Building Code Council has adopted the 1994 editions of certain uniform codes, together with modifications and amendments thereto; and

WHEREAS, the City desires to bring Title 20E in conformity with the State Building Code, and to make certain amendments and modifications to the same on matters of local concern; and

WHEREAS, the Planning Commission has held at least one public hearing on this ordinance and has recommended to the City Council that it adopt the same; and

WHEREAS, the City Council has considered the recommendation of the Planning Commission and the various departments of the City and has determined to adopt this ordinance; NOW, THEREFORE,

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

Section 1. Building Code. The following sections and subsections of Chapter 20E.10 of the Redmond Municipal Code are hereby amended to read as set forth below:

20E.10.020 ADOPTION

The Uniform Building Code, 1994 Edition, and the Uniform Building Code Standards, 1994 Edition, both as published by the International Conference of Building Officials, one copy each of which is on file with the office of the City Clerk for public inspection, with the additions, deletions and exceptions as set forth in Chapter 51-30 WAC, as the same now exists or as hereafter amended, are hereby adopted by this reference and incorporated herein as if set forth in full as the Building Code for the City of Redmond, except such portions as may be deleted, modified or amended by this chapter. The Appendices to the Uniform Building Code and Standards are expressly not adopted, however, the Building Official may use the same for guidance in interpreting and administering the Uniform Building Code and the provisions of this Chapter.

20E.10.030 DELETIONS

The following sections of the Uniform Building Code, 1994 Edition, are hereby deleted:

- Roofs, Footnote 1, 2 and 4 of Table 15A.
- Appendix Chapter 33. Excavation and Grading.

20E.10.040 AMENDMENTS

The following sections of the Uniform Building Code adopted by this chapter are hereby amended to read as follows:

20E.10.040(15) Section 310.2.2 Special provision - Group R, Division I Occupancies shall be of not less than one-hour fire-resistive construction throughout. Dwelling units shall be separated with an approved fire-resistive separation wall in the attic space extending from the top of the wall to the sheathing on the underside of the roof.

Stairways in all Type V, R-1 buildings, shall be of either non-combustible materials, one-hour fire-resistive protective materials or of heavy timber sized materials as in Section 605 (with four-inch nominal thick, materials).

Exterior balconies extending beyond the floor area as defined in Section 407 shall be constructed of non-combustible materials or of combustible one-hour fire-resistive construction or of heavy timber construction as per Section 605.

20E.10.050 ADDITIONS

The following additions to the Building Code for the City of Redmond are hereby adopted to read as follows:

20E.10.050(10) Residential Fireplace and Chimney Construction Standards - The "Residential Fireplace and Chimney Construction Standards," published by the Masonry Institute of Washington, is adopted by reference and incorporated herein as if fully set forth at length herein. One copy of the standards have been filed and will be kept on file in the office of the City Clerk for use and examination by the public. These standards are intended to supplement Chapter 37, "Masonry or Concrete Chimneys, Fireplaces and Barbecues," and to provide for an alternate to the provisions therein stated. In administering the building code, the department of planning shall apply these standards in conjunction with the provisions of Sections 3102.7, 3102.7.1, 3102.7.2, and 3102.7.3 to provide alternate methods of construction.

20E.10.050(20) Occupancies Prohibited - No Group H, Division 1 occupancies as defined in Section 307 of the Uniform Building Code shall be permitted.

EXCEPTION: A Group H, Division I occupancy may be allowed when otherwise approved by the Fire Chief and the Building Official.

20E.10.060 PENALTIES FOR VIOLATIONS

Any person violating any of the provisions of this chapter and Section 103 of the Uniform Building Code shall be punished as provided in Section 1.01.110 of The Redmond Municipal Code.

Section 2. Repealer. Subsection 20E.10.040(30) of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 3. Electrical Code. Sections 20E.20.050 and 20E.20.070 of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

20E.20.050 PERMITS REQUIRED

No person, firm or corporation shall install or use electric conductors and equipment installed in any building or structure or other premises to

which the electrical code applies without first obtaining a separate electrical permit for each such installation from the building official of the City. The application and issuance of electrical permits shall be governed by Section 106 of the building code of the City adopted by Chapter 20E.10.000, insofar as they can be applied to electrical installations.

20E.20.070 ENFORCEMENT

The provisions of the electrical code shall be enforced by the building official and for such purpose he shall have the powers of a police officer; provided, that the City may contract with the State Electrical Inspection Division of the Department of Labor and Industries of the state for the enforcement and application of this code to certain installations and use, in which event its officers, agents and inspectors shall have the powers and authority of the building official and his deputies. The enforcement of the electrical code shall be governed by Section 104 of the building code of the City adopted by Chapter insofar as the same can be applied to electrical installations and use.

Section 4. Moving Buildings Through City. Section 20E.30.110 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.30.110 MOVING THROUGH THE CITY

Except when moved only upon state highways, whenever a building is being moved through the City of Redmond to another destination outside the City of Redmond, a permit must be obtained through Building Official and the fee for such permit is \$50.00. A \$2,500 bond must be posted as indemnity for any damage, injury and/or performance. The route and moving time must be approved by the Redmond Police Department.

Section 5. Housing Code. Section 20E.40.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.40.020 ADOPTION

The Uniform Housing Code, 1994 Edition, as published by the International Conference of Building Officials, one copy of which is on file with the office of the City Clerk for public inspection, is hereby adopted by this reference and incorporated herein as if set forth in full as the minimum Housing Code for the City of Redmond except such portions that may be deleted, modified or amended by this chapter.

Section 6. Energy Code. Section 20E.45.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.45.020 ADOPTION

The Washington State Energy Code, Chapter 51-11 WAC, as the same now exists or as the same may be hereafter amended, one copy of which is on file with the office of the City Clerk for public inspection, is hereby adopted by this reference and incorporated herein as if set forth in full as the energy code for the City of Redmond except such portions as may be deleted, modified or amended by provisions of this chapter.

Section 7. Mechanical Code. Section 20E.50.020 and 20E.50.045 of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

20E.50.020 ADOPTION

The Uniform Mechanical Code, 1994 Edition, as published by the International Association of Building Officials, together with the amendments, modifications and exceptions set forth in Chapter 51-32 WAC, one copy of which is now on file with the office of the City Clerk for public inspection, is hereby adopted by this reference and incorporated herein as if set forth in full as the Mechanical Code for the City of Redmond except such portions as may be deleted, modified or amended by provisions of this chapter.

20E.50.045 PERMIT FEES

Any person desiring a permit required by this code shall, at the time of receiving such permit, pay a fee as specified by the fee schedule adopted pursuant to Section 20F.20.035.

Section 8. Repealer. Section 20E.55.010 of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 9. Plumbing Code. Section 20E.60.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.60.020 ADOPTION

The Uniform Plumbing Code, 1991 Edition, and the Uniform Plumbing Code Standards, 1991 Edition, both as published by the International Association of Plumbing and Mechanical Officials, together with the

amendments, modifications and exceptions adopted in Chapters 51-26 and 51-27 WAC, one copy of which is now on file with the office of the City Clerk for public inspection, is hereby adopted by this reference and incorporated herein as if set forth in full as the Plumbing Code for the City of Redmond, except such portions as may be deleted, modified or amended by this chapter; provided, that Chapters 11, 12 and those requirements relating to venting of appliances as found in Chapter 13 are not adopted.

Section 10. Repealer. Section 20E.60.030(10) of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 11. Ventilation and Indoor Air Quality Code. A new Chapter 20E.65 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20E.65.000 VENTILATION AND INDOOR AIR QUALITY CODE

20E.65.010 SHORT TITLE

This chapter and amendments hereto shall constitute the "Ventilation and Indoor Air Quality Code" of the City and may be cited as such.

20E.65.020 ADOPTION

The Washington State Ventilation and Indoor Air Quality Code, Chapter 51-13 WAC, one copy of which is now on file with the Office of City Clerk for public inspection, is hereby adopted by this reference and incorporated herein as if set forth in full as the Ventilation and Indoor Air Quality Code of the City of Redmond.

Section 12. Fire Code. Chapter 20E.80 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.80.000 FIRE CODE

20E.80.010 SHORT TITLE

This chapter and amendments hereto shall constitute the Redmond Fire Code and may be cited as such.

20E.80.020 ADOPTION

The Uniform Fire Code, 1994 Edition, including appendices of Division I-A, B and C; II-A, B, C, D, E, F, G, H, & I; III-C, D; IV-A, B; V-A; and VI-A, B, C, D, E, F, & G; and the 1994 Edition of Uniform Fire

Code Standards published by the International Fire Code Institute, together with the amendments, modifications, and exceptions in Chapter 51-34 WAC, in their entirety as the same now exist or as they may be hereafter amended, except such portions as are hereinafter by this Chapter deleted, modified, amended or added to, are hereby adopted and incorporated as fully as if set out at length herein.

20E.80.030 DEFINITIONS

The following terms as defined herein shall be used in conjunction with the Uniform Fire Code as adopted in Section 20E.80.020.

APPLIANCE is any device used in the control or suppression of fire, such as, but not limited to, dry lines, standpipes, ladders, extinguishing systems, etc.

APPROVED shall in all cases mean that a particular plan, system, operation or construction including all notations made during review or testing as to the best knowledge of the Chief or his designated representative met or exceeded all applicable codes, standards, regulations and/or performance tests as of the date of approval. Any subsequent changes of circumstance which compromise the conditions of approval render such approval inapplicable.

CHIEF as used in the Redmond Fire Code shall mean the Chief of the Fire Department or his representative as assigned or as authorized by the Redmond Fire Department Manual of Operations.

N.F.P.A. is the National Fire Protection Association. N.F.P.A. publishes numerous pamphlets which, when referenced, are applicable as guidelines and standards in applying codes or ordinances.

REDMOND FIRE DEPARTMENT STANDARDS as published and periodically updated by the Redmond Fire Department are a compilation of written and/or illustrated policies, procedures, criteria and guidelines designed to clarify and explicate the decisions of the Chief in regards to the application of adopted codes, ordinances and regulations. Redmond Fire Department Standards shall constitute the Redmond Fire Department's primary reference document.

TRANSMIT AN ALARM BY APPROVED MEANS shall mean an approved supervised system for transmitting an alarm signal to the Fire Department Communications Center. For approved methods see Redmond Fire Department Standards.

20E.80.040 RESTRICTIONS

80.040(05) Occupancies Prohibited - No Group H, Division I or S occupancies as defined in Section 307 Uniform Building Code, 1991 edition, shall be permitted.

Exception No. 1: A Group H, Division I occupancy may be allowed when approved by the Chief and the building official.

80.040(15) Bulk Plants - Bulk plants referred to in Section 7904.4 of the Uniform Fire Code 1994 Edition shall be prohibited throughout the City except in areas zoned Manufacturing Park (MP) or Industry (I) pursuant to the City of Redmond Community Development Guide and shall be limited to underground storage only.

80.040(20) Explosives - The limits, referred to in Section 7701.7.1 of the Uniform Fire Code, 1994 Edition in which storage of explosives and blasting agents is prohibited, are established throughout the City except where special permits are issued by the Chief and safe storage and handling practice are maintained at all times.

80.040(25) Liquefied Petroleum Gas Storage - The limits referred to in Section 8204.2 of the Uniform Fire Code 1994 Edition in which bulk storage of liquefied petroleum gas is restricted are established throughout the City limits except areas zoned Manufacturing Park (MP) or Industry (I) pursuant to the Community Development Guide.

20E.80.060 AMENDMENTS

The following are modifications or amendments to the Uniform Fire Code, 1994 Edition as adopted in 20E.80.020 and shall correspond to the context of said Uniform Fire Code as if set out at length in their respective sections in lieu of or in addition to published sections or subsections. Where an amendment or modification replaces a published section or subsection, the published section or subsection shall be deemed void and deleted.

80.060(5) Add subsection 103.4.5.1 as follows: The owner, occupant or other person having under his control any property or materials on a property damaged by fire or explosion shall, when ordered by the Chief, immediately secure the property against entry or unauthorized access by the public; by boarding up all openings, fencing, barricading or utilizing other appropriate measures. Within thirty (30)

days after written notice to do so has been served, all debris and/or damaged materials shall be removed from the property and proof finished that contractual arrangements have been made for prompt demolition, replacement or repair of all fire or explosion damaged structures remaining on the property involved in the fire or explosion.

80.060(7) Add item a.6 to Section 105.8 as follows: a.6: Asphalt Kettles - to store, transport, and/or use, asphalt kettles and other related equipment. Such storage, transport and/or use must be done in accord with the Uniform Fire Code 1105, Redmond Fire Department standards, and this Code [see 20E.80.070(10)1.

80.060(8) Add to Section 207 "FACILITY" definition by inserting after "tank farms," as follows: parks, plazas, sport fields or other public assembly areas,

80.060(10) Add subsection 902.2.4.3 as follows: The Chief shall have the power and authority to remove or cause to be removed without notice, any vehicle, vessel or thing parked or placed in violation of Section 1001.6 of the Uniform Fire Code. The Chief may direct a property owner or property manager of a commercial or multi-family development to have such vehicles towed and/or contract with a towing company to have such vehicles towed when necessary to maintain fire access unobstructed. The owner of any item so removed shall be responsible for all towing, storage and other charges connected therewith.

80.060(15) Add Subsection 902.2.2.7 to read as follows: The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any building and within 50 feet of at least 25% of the perimeter of the building. Where access roadway cannot be provided, approved fire protection system or systems shall be provided as required in Section 20E.80.100.

80.060(20) Add Subsection 902.2.2.6.1 as follows: All required access roadways shall be constructed so that the maximum gradient is 10%. No access roadway or access road approach to a public way shall have an arc higher than 12 inches in less than 18 feet. Where these requirements cannot be provided, approved fire protection system or systems may be required by the Chief as indicated in Section 20E.80.100.

80.060(25) Add subsection 1003.2.2.1 as follows: In any structure where the total area is 6000 square feet or more. Computation of square footage shall be according to Redmond Fire Department standards.

80.060(26) Add subsection 1003.2.2.2 as follows: In any structure where the required fire flow as determined by the Chief in accordance with Redmond Fire Department Standards is 3,500 gallons per minute or more.

80.060(30) Amend Section 1005 to read as follows: When required by the Chief, basement pipe inlets shall be installed in the first floor of every structure having a basement. Required basement pipe inlets shall be in accordance with the provisions of Appendix III-D.

80.060(32) Add to subsection 1103.4. as follows: All ashtrays shall be of non-combustible construction where ashes are contained. Waste smoking material or any other previously ignited or spontaneously ignitable material shall be discarded into solid, non-combustible containers having tight fitting lids of the same construction.

80.060(38) Add Subsection 105.7 as follows: A permit is required to use or store an asphalt kettle or other similar equipment.

80.060(39) Add to Section 1106.1: Minimum protection shall consist of protective posts installed in conformity with Redmond Fire Department Standards.

80.060(40) Add 1203.1 Height: All aisles, corridors or similar areas providing exit from any portion of the building shall have a clear height of at least 6'6" unless a higher minimum is otherwise required.

80.060(42) Add 1207.8 Blocking of Self or Automatic Closing Doors: Any door which is an integral part of a rated assembly and which is normally self or automatic closing, shall not be blocked, obstructed or otherwise impaired or made inoperative.

80.060(43) Add to Section 1211.3: In the event of normal power supply failure, automatic emergency exit illumination consisting of minimum battery pack @ units shall be provided in exit corridors, stairways, main aisles, and exit passageways when:

1) There are one or more floors above or below the principal grade of exit in any occupancy except R-3 or M unless all exits are exterior open balconies and/or stairs.

2) There is an occupant load in excess of 50 for assembly, retail, or educational occupancies.

80.060(45) Add Section 1212.9: For an occupant load of less than 50, signs are required wherever necessary to clearly indicate the direction of exit travel and may be nonilluminated (internal or self) when approved by the Chief.

80.060(47) Add to 1212.3: All exit sign letters shall be green on a contrasting background.

80.060(55) Amend the last sentence of the exception under 2501.8.3 to read as follows: (last sentence) The use of this exception may be revoked for due cause by the Chief.

80.060(64) Add 79.105(f) Secondary Containment: Secondary containment shall be provided for all new installations of above ground and underground storage tanks and associated piping.

80.060(66) Add to 80.301(b)5 last sentence: "and associated piping."

80.060(68) Add to 80.301(b)6: Secondary containment shall be provided for all new installations of above ground storage tanks and associated piping.

80.060(70) Add to 8203.2.1.1: Portable containers used for LPG, propane or similar gas of 15 gallons or less may be used inside of buildings with the approval of the Chief. Such a tank, all tubing, fittings, etc. shall be legibly and clearly labeled, secured against physical damage, maintained in a safe condition and used according to safe practices.

20E.80.070 DELETIONS

The following portions cited from the Uniform Fire Code, 1994 Edition, as adopted in 20E.80.020, are hereby deleted:

80.070(7) Section 1003.3.1; Refer to Section 20E.80.080(30)

80.070(8) Article 11 Section 1102.2.

80.070(10) Section 1105.6 entire "Exception."

80.070(25) Article 78 - "Fireworks." Refer to Redmond Municipal Code Chapter 9.26 (Fireworks) and to RCW 70.77.120 et seq. (State Fireworks Law).

20E.80.080 FIRE DETECTION SYSTEMS

The following regulations constitute general requirements of fire alarm systems and supervisory requirements for sprinklered buildings. Specific requirements may be found in the Redmond Fire Department Standards.

80.080(05) General Requirements: An approved supervised fire detection system shall have detectors sensitive to any of the products of combustion or fixed temperature and rate of rise detectors, a fire alarm panel, audible devices for evacuating occupants, contractual arrangements with a "prime contractor" for continuous central station monitoring, maintenance and repair, and exterior audible and visual signaling as required by Redmond Fire Department Standards for the particular occupancy.

80.080(10) Maintenance: All approved systems shall be maintained and shall be under supervision of a responsible and qualified person or organization having a specialty low voltage license issued by the State of Washington, having a City of Redmond business license, and satisfying the requirements of the Redmond Fire Department Standards. Inspections, tests, repairs, notifications of trouble and alarm, records of all notifications and work done shall be as required in the Redmond Fire Department Standards.

80.080(15) Where Required: An approved supervised and maintained fire detection system shall be required in the following structures. For the purposes of this section, an area separation or occupancy separation wall or a distance of 10' or less shall not constitute a separation between two structures on the same property.

(a) Throughout every structure used for residential occupancy containing five or more dwelling units, and not having an approved sprinkler system.

(b) Throughout every structure used for any purpose where the total area is 6,000 square feet or more and there is not an approved

sprinkler system. Computation of square footage shall be according to Redmond Fire Department Standards.

(c) Throughout any structure where the total area is 3,000 square feet or more and there is not an approved sprinkler system except R-3 single family residences, and provided that this section shall have no application to any structure for which a building permit application was on file with the City as of July 1, 1986. Computation of square footage shall be according to Redmond Fire Department Standards.

(d) When the option referenced in U.B.C. 1005.7. Exception 5 is used and a smoke detection system is to be used in lieu of one-hour corridor construction, then it shall be installed per Redmond Fire Department standards for "one-hour corridor smoke detection."

(e) Group H Division 2 or 3 occupancies over 1,500 square feet in addition to an approved sprinkler system required under provisions of U.B.C. 904.2.5 1994 edition.

(f) Where required elsewhere by the Redmond Fire Code, U.B.C. or State of Washington.

80.080(18) Retroactive Application of Regulations: The requirements set forth in Section 20E.80.080(15) are intended to apply retroactively to those existing structures identified below. The date by which all such structures are required to be in compliance is as indicated below:

	Use/ Structure	Compliance Date
A.	Repealed by Ord. 1720	
B.	Repealed by Ord. 1720	
C.	Any occupancy except residential with a total area of six thousand square feet or more.	1/1/88

Notwithstanding the foregoing provisions, structures in areas annexed to the City shall not be required to comply with this chapter until the expiration of one year from the date of annexation. Except as provided above, Section 20E.80.080(15) shall apply prospectively only, commencing upon the effective date of this ordinance.

80.080(20) Approval Requirements:

(a) Prior to the installation of a fire alarm system, specifications, calculations and a minimum of three copies of plans per Redmond Fire Department Standards shall be submitted to the fire department for approval and permit. The plans shall indicate the layout of all equipment to be used and an accurate representation of floor scaled and dimensioned representation of floor and ceiling plans, with wall, ceiling, attic and roof support configurations. The manufacturer and model number of each component of the system shall be indicated.

(b) Prior to occupancy of the building, the fire alarm system shall be tested and/or inspected in the presence of, and shall be approved by, the Chief.

80.080(25) Modifications:

(a) When a building remodel or addition creates spaces which would otherwise be required to have detectors, the system shall be modified in an approved manner so that the building in its entirety will meet all the requirements for an approved system.

(b) Prior to modifications, plans shall be submitted as per 20E.80.080(20)(a) for approval and permit.

(c) Prior to occupancy of the remodeled or added portion the modified alarm system shall be tested and/or inspected in the presence of, and approved by, the Chief as outlined in Redmond Fire Department Standards.

80.080(30) Supervisory Requirements for Sprinkler Systems:

Any structure which has installed an approved sprinkler system shall have the flow and control valves supervised per Redmond Fire Department Standards.

Exceptions:

1. Approved domestically supplied local systems with ten heads or less, if not otherwise required,
2. Approved residential sprinkler systems, if not otherwise required.

(a) The supervisory system shall also monitor all above ground exterior control valves for tamper and monitor low/high air

pressure on dry systems, as required in the Redmond Fire Department Standards.

(b) All monitored systems shall have an approved alarm panel and transmitter. All panels shall have battery back up. Refer to Redmond Fire Department Standards.

80.080(35) Non-Conforming Buildings.

(a) The use of any building not conforming to the provisions of 20E.80.080 and to which the provisions of this section would apply shall be terminated on or before January 1, 1988, unless the building has been made to comply with the requirements of 20E.80.080. Buildings in portions of the City annexed subsequent to January 1, 1986, shall not be subject to the provisions of this section until the expiration of one year from the date of annexation. See 80.080(18) for retroactive application regulations.

Exception: Alarm systems which are required under 20E.80.080(15)(c) until such time as the occupancy use changes.

(b) Except as provided in Section 20E. 80.080(3 5)(a) structures which are non-conforming to these requirements shall be required to meet current standards when alteration or expansion of the structure takes place and the following takes place within any three-year period: The gross floor area of the structure is increased by 100% or more; or the costs stated on all approved building permit applications for the structure equal or exceed the assessed value of the structure at the beginning of that three-year period. When such a nonconforming structure has been destroyed, damaged or has incurred a loss equal to or greater than fifty percent (500/o) of its assessed or appraised value, whichever is greater, it shall thereafter conform to current requirements.

80.080(40) Smoke Detection Devices: Compliance with state law is required. Compliance with the requirements of this section 20E.80.080 shall not relieve the owner or tenant of any structure governed by Chapter 50, Laws of the State of Washington, 1980, relating to installation and maintenance of smoke detection devices, from the duty to comply with said statute. Chapter 50, Laws 1980, one copy of which has been and is on file with the office of the City Clerk for public inspection, is hereby adopted by this reference and incorporated herein as if fully set forth.

20E.80.090 SPRINKLER SYSTEMS

The following regulations constitute general requirements for sprinkler systems.

80.090(05) General Requirements: All approved sprinkler systems shall meet the requirements of the Redmond Fire Department Standards and the Redmond Fire Code. All systems shall have an adequate water supply, system of piping, and sprinkler heads designed to discharge water on a fire at an appropriate time and in an effective manner and when applicable, a DOH approved, maintained, and tested backflow preventer installed in either an exterior vault or inside the building at the riser. All underground sprinkler supply piping shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department.

80.090(10) Maintenance: All approved systems shall be maintained per Redmond Fire Department Standards. Additionally, those who perform required maintenance and repair shall keep accurate records of all notifications and work done and shall make such reports to the fire department as required by the Redmond Fire Department Standards.

80.090(15) Where Required: An approved sprinkler system shall be required in the following structures. For the purposes of this section an area separation or occupancy separation wall or a distance of 10' or less shall not constitute a separation between two structures on the same property.

(a) All high-rise buildings constructed in Redmond shall be provided with an approved sprinkler system throughout.

(b) In any structure where the total area is 6000 square feet or more. Computation of square footage shall be according to the Redmond Fire Department Standards.

(c) In any structure where the required fire flow as determined by the Chief in accordance with Redmond Fire Department Standards is 3,500 gallons per minute or more.

(d) When required by the Chief for the protection of exposures, etc., exterior sprinklers may be required when combustible materials are stored next to a fully sprinklered building.

(e) When in an R-1 occupancy there are more than 4 dwelling units or over 8 guest units in a hotel or motel. (Ord. 1537)

(f) When in an assembly occupancy the occupant load is over 200.

(g) When any non-sprinklered structure adds square footage so that the total area exceeds 10,000 square feet.

(h) Where required elsewhere by the Redmond Fire Code or the Uniform Building Code.

80.090(20) Approval Requirements:

(a) Prior to the installation of a sprinkler system, specifications, calculations and a minimum of three copies of plans per Redmond Fire Department Standards shall be submitted to the fire department for approval. The plans shall indicate the layout of all equipment to be used and an accurate representation of floor and ceiling plans, with wall, ceiling, attic and roof support configurations. The manufacturer and model number of each component or @ component of the system shall be indicated.

(b) Prior to the occupancy of the building, the sprinkler system shall be tested and/or inspected in the presence of, and shall be approved by, the Chief. This applies to both the flow and supervision portions of the systems where applicable.

80.090(25) Modifications:

(a) When the remodel of, or addition to a building to which this code applies creates spaces which would otherwise be protected by sprinkler heads the system shall be modified in an approved manner so that the building in its entirety will meet all the requirements for an approved system.

(b) Prior to modifications, plans shall be submitted as per 20E.80.090(20)(a) for approval.

(c) Prior to occupancy of the remodeled or added portion , the modified sprinkler system shall be tested in the presence of, and approved by, the Chief as per 20E.80.090(20)(b).

80.090(35) Non-conforming Buildings: Except as provided in the Uniform Fire Code, Section 1. 103 (b) requirements for non-conforming uses and structures shall be as provided in Chapter 80.090(15)(g) of the Redmond Community Development Guide.

20E.80. 100 RESTRICTED ACCESS BUILDINGS

Where a building or portion of a building is so located or constructed with grades, elevations, vegetation or other natural or man-made obstacles which make exterior or interior access and/or use by fire apparatus, equipment or personnel unduly difficult, unsafe or impossible, additional safeguards shall be required by the Chief. Safeguards shall consist of the following applicable items or alternates suitable for firefighting and rescue operations as specified by the Chief.

1. Automatic fire sprinkler throughout.
2. Smoke detection system.
3. Automatic fire alarm systems.
4. Communication systems.
 - a. Voice alarm system.
 - b. Public address system.
 - c. Fire department communication system.
5. Central control station.
6. Smoke control systems.
7. Emergency elevator systems.
8. Emergency exits.
9. Emergency areas of refuge including horizontal exits and smoke-proof enclosures.
10. Vertical and horizontal standpipes.
11. Standby power, light and emergency systems.

All systems shall meet the design requirements set forth in the Redmond Fire Department Standards and Redmond Fire Code.

20E.80.120 NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH MAY REQUIRE PERMITS

The Director of Public Works, the Chief of the Fire Department and the Chairman of the Board of Appeals shall act as a committee to determine and specify, after giving the affected person an opportunity to be heard, any new materials, processes or occupancies which may require permits, in addition to those now enumerated in said code. The Chief of the Fire Department shall cause such list to be posted in a conspicuous place in his office and distribute copies thereof to interested persons.

20E.80.130 APPEALS

Whenever the Chief of the Fire Department disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code has been misconstrued or wrongly interpreted, the applicant may appeal from the decisions of the Chief to the Board of Appeals (Section 103.1.4, Uniform Fire Code, 1994 Edition) within thirty days of the decision appealed.

20E.80.140 PENALTIES AND ENFORCEMENT:

80.140(05) Penalties for Violations: Any person who violates any of the provisions of the Redmond Fire Code or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the board of appeals or by a court of competent jurisdiction, within the time fixed herein, shall, severally for each and every such violation and noncompliance respectively, be subject to the penalties for violations provided in Section 1.01.110 of The Redmond Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time.

The imposition of penalties upon conviction shall not preclude the City and the Chief from taking further appropriate legal action to cause compliance with the provisions of the Fire Code or to remove prohibited conditions.

20E.80.150 BUILDING PERMIT ISSUANCE AND OCCUPANCY

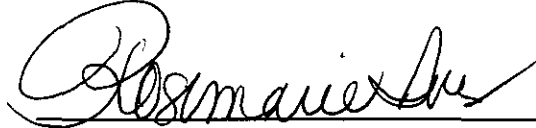
The passage of the ordinance codified in this chapter is necessary for the protection of the public health, safety and welfare of the citizens of the City. No building permit shall be issued until plans, which are in compliance with this chapter, have been submitted and approved. No building shall be occupied until such approved systems have been inspected and are operational.

Section 13. Repealer. Subsections 20E.80.040(10) and 20E.80.060(41) of the Redmond Municipal Code and Community Development Guide are hereby repealed.

Section 14. 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 15. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title, provided, that the amendment to Section 20E.80.090(15) (b) set forth above shall become effective thirty (30) days after such passage and publication.

CITY OF REDMOND



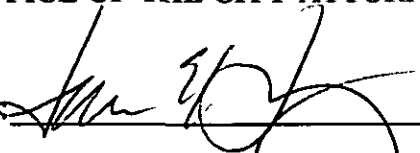
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:



CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By 

FILED WITH THE CITY CLERK:	February 13, 1997
PASSED BY THE CITY COUNCIL:	March 4, 1997
SIGNED BY THE MAYOR:	March 13 ⁷ , 1997
PUBLISHED:	March 8, 1997
EFFECTIVE DATE:	March 13, 1997
ORDINANCE NO. <u>1926</u>	