

CODE

**CITY OF REDMOND  
ORDINANCE NO. 2774**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, AMENDING RMC 15.06.016, FIRE  
SPRINKLER SYSTEMS, TO ADD AN EXCEPTION FOR  
ROOF STRUCTURES THAT PROVIDE WEATHER  
PROTECTION FOR PEOPLE

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WHEREAS, the City of Redmond recognizes that certain structures, that are open, detached, and built with noncombustible construction will have minimal capability to contain heat, reducing the effectiveness of installing fire sprinklers.

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

Section 1.      Classification.      This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2.      Amendment of Section.      RMC 15.06.016, Fire Sprinkler Systems, is hereby amended to read as follows:

**15.06.016 Fire sprinkler systems.**

(A) The following regulations constitute general requirements for fire sprinkler systems.

All approved fire sprinkler systems shall meet the requirements of the Redmond Fire Department

Standards, Redmond Fire Code, and the applicable NFPA Standards. 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. All underground sprinkler supply piping shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department.

An area separation wall or fire wall, or occupancy separation or fire barrier wall, or a distance of 10 feet or less shall not constitute a separation between two structures on the same property.

For the purposes of this section, the following definition shall apply:

Gross Area. The gross area means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars, and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for the purpose of calculating

gross area, will be the edge of the roof, including gutters.

Where Required. An approved fire sprinkler system shall be required in the following structures:

(1) Commercial.

(a) In any structure where the gross area is 3,000 square feet or more.

Exception: Fire Sprinklers are allowed to be omitted under roof structures when all of the following conditions exist:

(i) Roof structures are stand alone, detached, and built with non-combustible building materials.

(ii) Used to provide weather protection for people.

(iii) Are open on greater than fifty percent of the perimeter sides to allow ventilation of heat and smoke.

(iv) Are not intended to store combustibles or have combustible materials contained beneath the roof line. The roof structure shall not extend over any transit vehicle or curb.

(v) When no other code or applicable standard is requiring fire sprinklers.

\* These can include: bus and transit shelters, covered pedestrian paths, and similar structures not attached to or within ten feet of buildings.

(b) In any structure where the calculated fire flow demand exceeds available flow.

(c) In buildings with an A-2 occupancy where one or more of the following exists:

- An occupant load greater than 100,
- An A-2 fire area is located on a floor other than the level of exit discharge.

(d) All nightclubs, defined as follows:

Nightclub. An A-2 Occupancy use under the 2012 International Building Code in which the aggregate area of concentrated use of unfixed chairs and standing space that is specifically designated and primarily used for dancing or viewing performers exceeds three hundred fifty square feet, excluding adjacent lobby areas. "Nightclub" does not include

theaters with fixed seating, banquet halls, or lodge halls.

(e) In any building with an assembly occupancy where the total occupant load of the building is over 200.

(f) Existing commercial buildings, where one of the following applies:

- Additions resulting in a gross area greater than 5,000 square feet, or

- Sprinklers may be required in buildings that undergo a change of use or occupancy, refer to IFC Section 102.3.

(2) Residential - One- and Two-Family dwellings:

(a) An approved automatic fire sprinkler system shall be installed in new one- and two-family dwellings and townhouses as described in the International Residential Code in accordance with Section 903.3.1 of the International Fire Code, 2012 Edition.

Exception: This subsection (2)(a) does not require the installation of an approved fire sprinkler system in any mobile home or manufactured

home. This exception is limited to this subsection (2)(a) and nothing herein exempts a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any other section or subsection of this code or of any international code adopted by the City.

(b) Existing detached one- and two-family dwelling units where additions result in a gross area greater than 6,000 square feet must be retrofitted with an automatic sprinkler system throughout.


Exception: Additions to detached one- or two-family dwellings of up to 500 square feet are permitted without compliance with this section. This is a one-time exemption, and this exemption must be recorded with King County Records and Elections.

Section 3.      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 4. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 6<sup>th</sup> day of January, 2015.

CITY OF REDMOND


  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
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MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
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JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: December 16, 2014  
PASSED BY THE CITY COUNCIL: January 6, 2015  
SIGNED BY THE MAYOR: January 9, 2015  
PUBLISHED: January 12, 2015  
EFFECTIVE DATE: January 17, 2015  
ORDINANCE NO. 2774

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin