

CODE

**CITY OF REDMOND
ORDINANCE NO. 2822**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING RMC 15.08.050,
AMENDMENTS TO THE INTERNATIONAL BUILDING
CODE, BY AMENDING SUBSECTION 9, RELATED TO
OCCUPIED ROOF ASSEMBLY AREAS ON TYPE VA WOOD
FRAME BUILDINGS, AND ESTABLISHING AN
EFFECTIVE DATE

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 allows for the approval of alternate material and methods
of construction; and

WHEREAS, the City has commissioned a study to evaluate
alternative construction methods to include occupied roof
assembly areas on five-story wood-frame structures; 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 that allow larger areas on the roof of
these buildings that can be used by occupants within the
Downtown and Overlake neighborhoods, which is consistent with
the City's Comprehensive Plan land use elements and neighborhood
plan policies, as well as the Redmond Zoning Code, which provide

for high-density uses in the Downtown and Overlake neighborhoods.

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

Section 1. Amendment of Section. RMC 15.08.050,
Amendments to the International Building Code, Section 9, Type VA Wood Frame Story and Height Increase, is hereby amended to read as follows:

504.3A Predominate R-1 and R-2 Occupancies with automatic sprinkler systems. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 40 feet (12,192 mm) and the maximum number of stories is increased by two stories.

This increase may be used in conjunction with the frontage/area increase permitted in sections 506.1 and 506.2. This increase may be used in conjunction with the SPECIAL PROVISIONS section 510.

This increase cannot be used in conjunction with sections [506.3] 504.2 and 504.3. This increase

cannot be used in conjunction with Table 601 Footnote "d".

This increase is not permitted if the building exceeds the definition of HIGH RISE BUILDING per section 202. A mezzanine level is considered an occupied floor. A penthouse level is not considered an occupied floor.

This increase applies to buildings that meet all the following requirements:

1. The ordinance is generally for R-1 and R-2 occupancies. Other occupancies are permitted when proven by any code path (accessory uses, non-separated uses, and separated uses). Incidental Uses shall be prescriptively protected by section 509.
2. The building is type VA construction.
3. The building is located in the Overlake or City Center areas as identified by the boundaries shown on the map in figure [~~504.4~~] 504.3A.
4. When SPECIAL PROVISIONS section 510 is used, an approved automatic sprinkler system shall be provided throughout an S-2 parking garage. Only Type IA and

Type IB construction is permitted for S-2 parking garages.

5. 2 HR fire resistive rated supporting beam and joists shall be provided under a 2 HR floor (as required in sections 703, 704 and 715.1). A higher fire rated floor/ceiling assembly (and supporting structure) may be required by other code provisions (typically Section 510).

6. Exits stairways shall be constructed as required by Chapter 7/10. Exits may be Horizontal Exits (section 1025) or exterior exits/ramps (section 1026).

7. Design Options.

Design Option # 1: This option does not utilize pressurized stairwells per WSBC Chapter 51-50 Section 504.3 and IBC Section 909.

a. A minimum of a 2 HR floor/ceiling assembly shall be located at the floor level directly above grade exits. On a sloped site this may require more than one level of 2 HR floor/ceiling assemblies. Structural frame supporting 2 HR floor/ceiling assemblies must be 2 HR minimum. A higher fire rated

floor/ceiling assembly (and supporting structure) may be required by other code provisions (typically Section 510).

b. Fire sprinkler systems to have floor by floor flow devices with fire department approved local and remote annunciation. Mezzanines within a dwelling unit or sleeping unit do not require independent floor level flow and tamper switches.

c. Means of Egress paths on residential floor levels shall have automatic smoke detection with annunciation at the fire department entry fire alarm remote annunciator panel. Means of Egress detection shall be zoned by floor or use addressable devices.

d. Corridor walls shall meet the requirements of section 1018 and shall have a minimum one hour (60 minute) fire-resistive rating.

Design Option # 2: When pressurized stairwells are provided per WSBC Chapter 51-50 Section 504.3 and IBC Section 909:

a. A minimum of a 2 HR floor/ceiling assembly shall be located at the floor level directly above grade exits. On a sloped site this may require more than

one level of 2 HR floor/ceiling assemblies. The structural frame supporting 2 HR floor/ceiling assemblies must be 2 HR minimum. A higher fire rated floor/ceiling assembly (and supporting structure) may be required by other code provisions (typically Section 510).

b. Fire sprinkler systems to have floor by floor flow devices with fire department approved local and remote annunciation. Mezzanines within a dwelling unit or sleeping unit do not require independent floor level flow and tamper switches.

c. Means of Egress paths on residential floor levels shall have automatic smoke detection with annunciation at the fire department entry fire alarm remote annunciator panel. Means of Egress detection shall be zoned by floor or use addressable devices.

d. Occupied Roof Assembly Area on 5 Story V-A Wood Framed Buildings are permitted in buildings using Design Option #2 where all the following requirements are satisfied.

1) Roof Access Exit Stairwells shall have addressable automatic detection with reporting as alarm to

building wide notification, front door annunciation and central station.

2) Roof Access Exit stairwells to have Area of Refuge meeting IBC section 1007.6.

3) The occupied roof occupant load shall not exceed 49 occupants under roofs or 749 square feet. These covered occupied roof areas are not considered an additional story. The occupied roof occupant load shall not exceed 300 occupants total, including areas under roofs and open spaces. Two stairwells shall extend to the roof where the occupied roof occupant load exceeds 49 occupants.

4) The area of the occupied roof shall not exceed one third of the area of the upper most floor and the area of the occupied roof shall be reduced by the area of any lofts or mezzanines on the upper most floor.

5) The roof occupant load shall be added to the occupant load with the occupant load for the uppermost floor to determine the required number of exits and egress width sizing.

6) Section 905 Standpipes to have roof manifolds for each roof access exit stairwell serving the roof.

7) An elevator shall extend from the roof level to the Fire Department access level(s) and shall serve all intermediate levels. The elevator car shall meet IBC 3002.4 with minimum clear dimension of 4 feet by 7 feet.

8) Portable fire extinguishers (PFE) for occupied roof to be kept in exit stairwells. Size PFE's per area of use.

9) Occupancies under a roof shall be fire sprinkled. Sprinklers on this level shall be provided with a separate flow switch unless approved by the Fire Marshal. Canopies and covers will be sprinkled as required by Redmond Fire Code or Fire Department Standards.

10) The occupied roof is considered an occupied floor level for determination of whether the building is considered a high rise building.

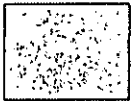
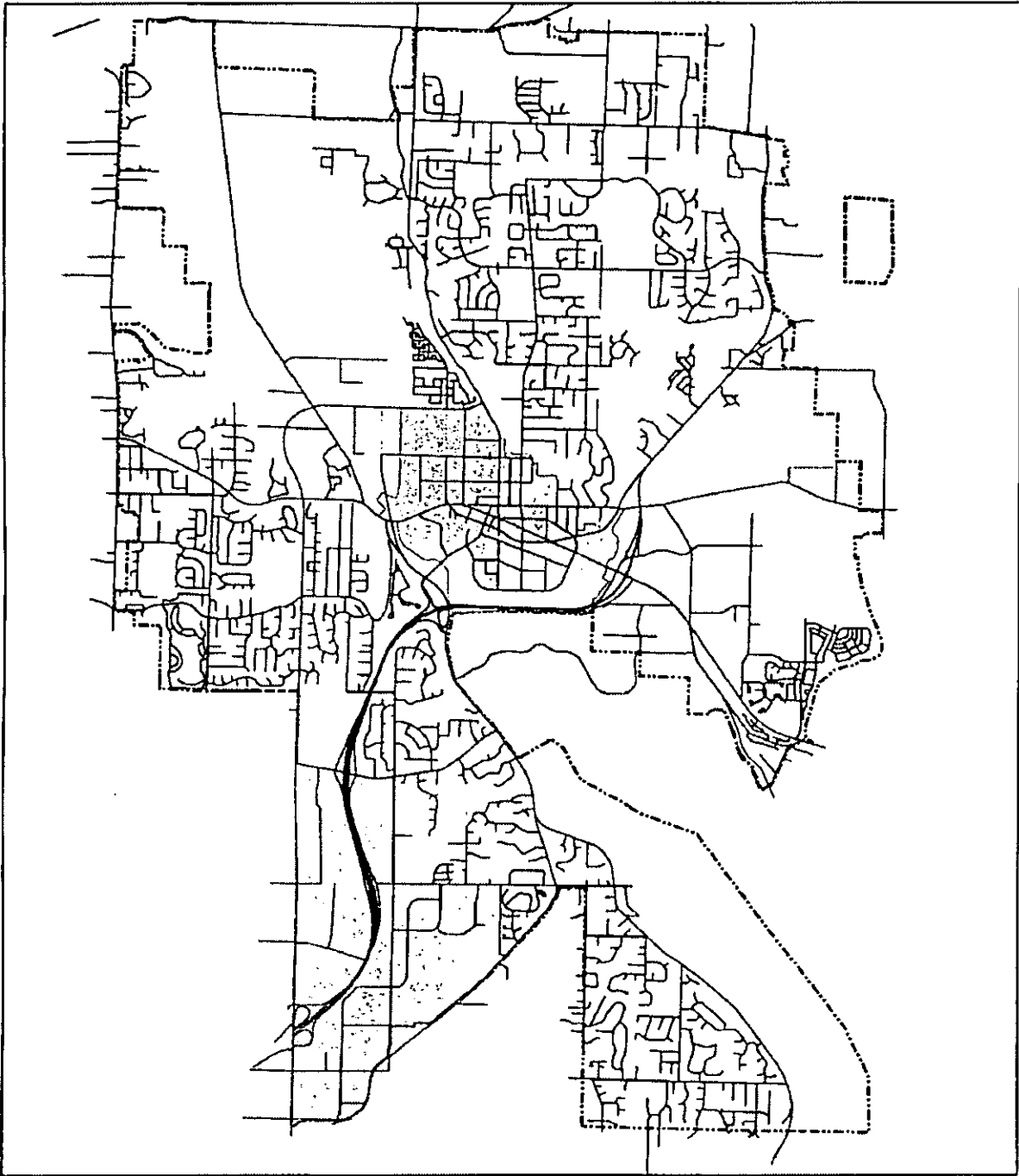


Figure 504.4
AREAS ALLOWING
TYPE V 5 STORY
WOOD FRAME
CONSTRUCTION

{Figure-504.4} **Figure 504.3A**

Section 2. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Third-Party Liability. It is expressly the purpose of this ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this ordinance.

It is the specific intent of this ordinance that neither provisions nor any term used in this ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees, for whom the implementation and enforcement of this ordinance shall be discretionary and not mandatory.

Nothing contained in this ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury, or damage resulting from any action or inaction on the

part of the City related in any manner to the enforcement of this ordinance by its officers, employees or agents.

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 1st day of March, 2016.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: February 16, 2016
PASSED BY THE CITY COUNCIL: March 1, 2016
SIGNED BY THE MAYOR: March 4, 2016
PUBLISHED: March 7, 2016
EFFECTIVE DATE: March 12, 2016
ORDINANCE NO. 2822

YES: ALLEN, BIRNEY, CARSON, MARGESON, MYERS, SHUTZ, STILIN