

ORDINANCE NO. 2270

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO ALTERNATE METHODS OF DESIGN AND CONSTRUCTION OF BUILDINGS, ADDING A NEW SECTION TO THE CITY BUILDING CODE, REDMOND MUNICIPAL CODE (RMC), 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, methods of design, and methods of construction; and

WHEREAS, the City has commissioned a study to evaluate alternative construction methods for five-story wood-frame structures; and

WHEREAS, the study recommended adoption of alternate methods and materials to allow an additional story of Type V wood-frame construction for mixed-use and multi-family buildings, provided specific design and inspection standards are met; 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 within the Downtown and Overlake neighborhood, which is consistent with the City's Comprehensive Plan land use elements and neighborhood plan policies, as well as the Redmond Community Development Guide, which provide for high-density uses in the Downtown and Overlake neighborhoods. Therefore

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

Section 1. International Building Code Amended. The International Building Code as adopted by the City of Redmond and included within the Redmond Municipal Code is hereby amended as shown in Exhibit 1.

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 no 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

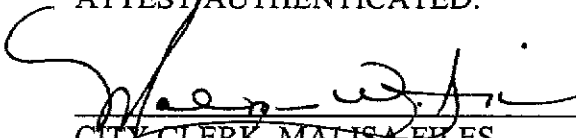
the City related in any manner to the enforcement of this ordinance by its officers, employees or agents.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

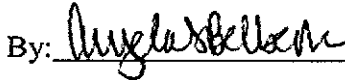
CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:	October 12, 2005
PASSED BY THE CITY COUNCIL:	October 18, 2005
SIGNED BY THE MAYOR:	October 18, 2005
PUBLISHED:	October 24, 2005
EFFECTIVE DATE:	October 29, 2005
ORDINANCE NO. <u>2270</u>	

Exhibit 1 – Ordinance No. 2270

Amend the following sections:

2003 International Building Code

Add the following item in section 504, HEIGHT MODIFICATIONS:

504.4 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 (12192 mm) and the maximum number of stories is increased by two stories. These increases are permitted in addition to the area increase in accordance with section 506.2 and 506.3. These increases may be used with the special provisions in section 508. These increases shall not be permitted if the approved automatic sprinkler system has been used to substitute for one-hour fire resistive construction as allowed in table 601, footnote d. These increases apply only to buildings that meet all of the following requirements.

1. The building includes only R-1 and R-2 occupancies except that occupancies other than R-1 and R-2 are permitted in the type I S-2 parking garage as allowed in section 508.2, 508.4, and 508.7. This provision would not prohibit incidental use areas and accessory use areas as allowed in section 302.
2. The building is type VA construction.
3. The building is located in the Overlake or Downtown neighborhoods as identified by the boundaries shown on the map in figure 504.4.
4. Only Type IA and Type IB construction is permitted for S-2 parking garages.
5. The floor construction including supporting beam and joists shall have a minimum 1.5 hour (90 minute) fire-resistive rating. A higher rating shall be provided when required by other code sections. The fire-resistive rating of structural members and assemblies required in section 714.1 supporting the floor construction shall have a minimum one hour fire-resistive rating (60 minutes) unless a higher rating is required by other code sections.
6. Exit stairways shall be enclosed with fire barriers separating interior construction with not less than two hour (120 minute) fire-resistive rating as outlined in section 1019. The exceptions in section 1023.1 are not permitted.
7. Corridor walls shall meet the requirements of section 1016 and shall have a minimum one hour (60 minute) fire-resistive rating.
8. Stairway construction shall meet the requirements of section 1009 except that stairways shall be built using non-combustible materials or fire retardant treated wood.
9. A separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided. (See section 907.8 and section 907.9 of the International Fire Code) 1. Smoke detectors, 2. Sprinkler water-flow devices, 3. Manual fire alarm boxes, 4. Other approved types of automatic fire detection devices or suppression systems.

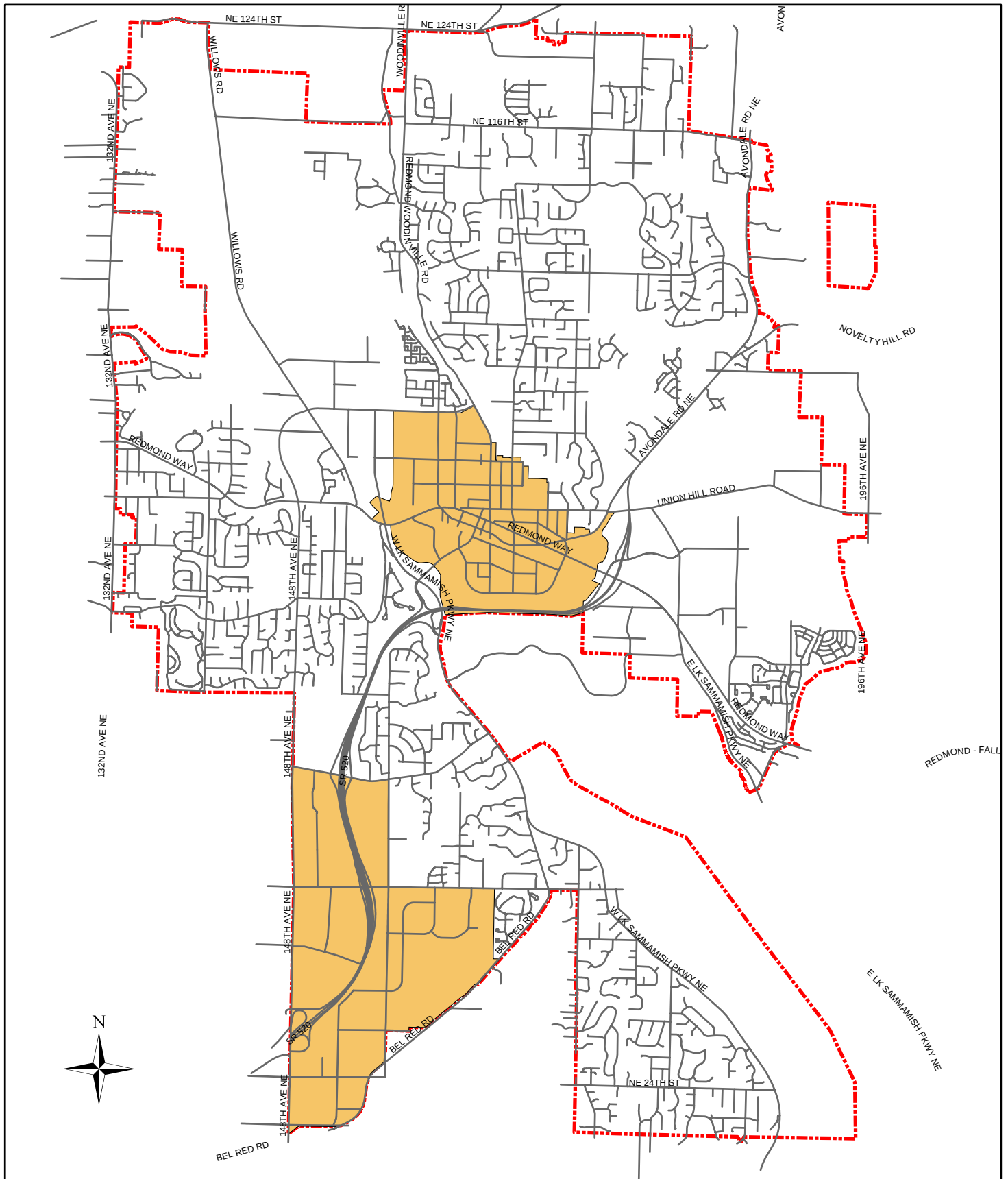


Figure 504.4
AREAS ALLOWING TYPE V 5 STORY
WOOD FRAME CONSTRUCTION