

ORIGINAL

ORDINANCE NO. 1148

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO THE ADOPTION OF BUILDING AND CONSTRUCTION CODES, PROVIDING FOR THE ADOPTION OF THE 1982 EDITIONS OF THE UNIFORM BUILDING CODE, UNIFORM HOUSING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE; AND REPEALING ORDINANCE NO. 1114.

WHEREAS, subsequent to passage of Ordinance No. 1114 on April 5, 1983, it was determined that the matter of adoption of the 1982 Editions of the Uniform Building Code and other construction codes should be considered in a public hearing conducted by the Planning Commission, and

WHEREAS, the Planning Commission has conducted a public hearing for the purpose of considering adoption of the 1982 Editions of the Uniform Building Code, Uniform Housing Code, Uniform Mechanical Code, and Uniform Plumbing Code, and has recommended such adoption to the City Council, and the City Council having considered the recommendation of the Planning Commission, now, therefore,

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

Section 1. Section 20E.10.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to adopt the 1982 Uniform Building Code and to read as follows:

20E.10.020 ADOPTION OF BUILDING CODE BY REFERENCE.
Volume I of the Uniform Building Code, 1982 Edition, copyrighted 1982 by the International Conference of Building Officials, together with the appendix and that certain volume entitled Uniform Building Code Standards, 1982 Edition, copyrighted 1982 by the International Conference of Building Officials, which uniform code is also denominated as the State Building Code by RCW Chapter 19.27, one copy of which is on file with the office of the City Clerk for public inspection, are hereby adopted by this reference and incorporated herein as if fully set forth as the Building Code for the City of Redmond except insofar as said Uniform Code is modified, amended, or has portions deleted as provided in this chapter.

Section 2. Section 20E.10.030 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.10.030 DELETIONS. The following sections of the Uniform Building Code, 1982 Edition, Volume I, are deleted:

Roofs

Sec. 3202.(b).2. Ordinary roof coverings may be used on buildings of Group R, Division I Occupancies which are not more than two stories in height and have not more than 3000 square feet of projected roof area and when there is a minimum of 10 feet from the extremity of the roof to the property line on all sides except for street fronts.

Appendix Chapter 70 (Excavation and Grading).

Section 3. Section 20E.10.040 of the Redmond Municipal Code and Community Development Guide and the Uniform Building Code, 1982 Edition, are hereby amended to delete subsection (05) and by revising the remainder of the section to read as follows:

20E.10.040 AMENDMENTS.

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

20.E.10.040 (10) FEES. Building permit fees shall be paid pursuant to the schedule of fees adopted in accord with Section 20F.20.035 of the Community Development Guide.

20E.10.040 (15) OCCUPANCIES PROHIBITED.

Section 901. Group H Occupancies Defined.
Division 2. No Group H, Division 2 Occupancy having a floor area exceeding 1500 square feet shall be permitted.

No Group H, Division 1 or 5 Occupancies shall be permitted.

EXCEPTION NO. 1: This shall not apply to dry cleaning plants not using highly flammable liquids.

EXCEPTION NO. 2: When a Group H, Division 2 Occupancy, other than a spray booth, has an approved fire detection system and sprinkler system which will transmit a signal to the Fire Department Communications Center as provided by Section 20.080.070(d) of the Community Development Guide, the area may be increased to what is permitted in the 1982 Uniform Building code.

Section 1202 (b) of the Uniform Building Code is hereby amended to read:

SPECIAL PROVISIONS.(b) Group R, Division I Occupancies shall be of not less than one-hour fire-resistive construction throughout. Dwelling units shall be separated with a one-hour fire-resistive separation wall in the attic space extending from the top of the wall to the sheathing on the underside of the roof.

EXCEPTION: The ceiling of the top story need not be of one-hour fire-resistive construction in Type V buildings.

Stairways in all Type V, R-1 buildings shall be of either non-combustible materials one-hour fire-resistive protected materials or of heavy timber sized materials as in Section 2106 (with 3" 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 2106 (with 3" nominal thick materials).

Exterior and interior doors and windows opening onto a common corridor, stairway, yard, exterior or interior exit balcony, exit court, or similar area serving 2 or more dwelling units shall be protected as specified in Section 3305 (h).

2106 (j) STAIRS. Stairs shall be constructed with wood treads and risers of not less than 3-inch thickness, except where built on laminated or plank inclines as required for floors, when they may be of 1-inch thickness or may be constructed as required in Type I buildings. Stairs stringers shall be a minimum of 3 inches in thickness and not less than 10 inches in depth.

3306 (n) STAIRWAY CONSTRUCTION - EXTERIOR (add). One-hour fire-resistive construction of wood, conforming to heavy timber sizes (not less than 3" nominal thickness).

Section 4. Section 20E.40.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to adopt the 1982 Edition of the Uniform Housing Code and to read as follows:

20E.40.020 ADOPTION. The Uniform Housing Code, 1982 Edition, 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 provisions of this chapter or any amendments thereto.

Section 5. Section 20E.50.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to adopt the 1982 Edition of the Uniform Mechanical Code and to read as follows:

20E.50.020 THE UNIFORM MECHANICAL CODE. The Uniform Mechanical Code, 1982 Edition, and all appendices, published jointly by the International Association of Plumbing and Mechanical Officials and the International Conference of Building Officials, 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 that may be deleted, modified or amended by provisions of this chapter or any amendments thereto.

Section 6. Section 20E.60.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to adopt the 1982 Edition of the Uniform Plumbing Code and to read as follows:

20E.60.020 ADOPTION. The Uniform Plumbing Code, 1982 Edition, all appendices and the IAPMO Installation Standards published by the International Association of Plumbing and Mechanical Officials, one copy of which has been and now is on file with the office of the City Clerk for public inspection is hereby adopted by this reference as if set forth in full, except such portions as may be deleted, modified or amended by this chapter.

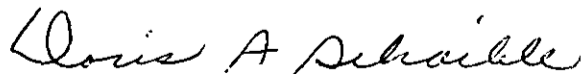
Section 7. Ordinance No. 1114 passed by the City Council on April 5, 1983 is hereby repealed.

Section 8. 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 its passage and publication by posting as provided by law

CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


DORIS A. SCHAIBLE, DEPUTY CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *Jerry C. Martin*
FILED WITH THE CITY CLERK: September 15, 1983
PASSED BY THE CITY COUNCIL: September 20, 1983
SIGNED BY THE MAYOR: September 20, 1983
POSTED: September 22, 1983
EFFECTIVE DATE: September 27, 1983