

# ORIGINAL

## ORDINANCE NO. 1150

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE BY REVISING THE CITY'S FIRE CODE, ADOPTING THE 1982 EDITION OF THE UNIFORM FIRE CODE AND REPEALING CHAPTER 20E.90.

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WHEREAS, the Planning Commission of the City of Redmond, Washington, conducted a public hearing for the purpose of considering proposed amendments to the City's Fire Code, including adoption of the 1982 Edition of the Uniform Fire Code, and at the conclusion of said hearing recommended adoption of said revisions to the City Council, and

WHEREAS, the City Council of the City of Redmond, Washington, has determined that the proposed Fire Code revisions should be adopted, now, therefore,

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

Section 1. The Redmond Municipal Code and Community Development Guide are hereby amended by revising Chapter 20E.80, entitled "Fire Code" 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, 1982 Edition including Appendix Chapters Division I, Appendix I-A and I-B; Division II, Appendix II-A, II-B and II-D; Division III, Appendix III-A and III-B; Division IV, Appendix IV-A; Division V, Appendix V-A; Division VI, Appendix VI-A, VI-C and VI-D and the 1982 Edition of the Uniform Fire Code Standards published by the Western Fire Chief's Association and the International Conference of Building Officials, in their entirety 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 has 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.

APPROVED FIRE DETECTION SYSTEM is an automatic fire alarm system which meets the requirements of Redmond Fire Department Standards and the Redmond Fire Code.

APPROVED SPRINKLER SYSTEM is an automatic sprinkler system meeting the requirements of the Redmond Fire Department Standards and the Redmond Fire Code.

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 Redmond Fire Department Manual of Operations.

CORPORATION COUNCIL as used in the Redmond Fire Code means the City Attorney.

MUNICIPALITY OR JURISDICTION as used in the Redmond Fire Code means the City of Redmond.

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 by one of the following methods:

(a) Central station as defined in N.F.P.A. Pamphlet 71, 1977 Edition.

(b) Upon approval of the Fire Chief, a remote station as defined in N.F.P.A. Pamphlet 72C, 1982 Edition on condition the alarm signal transmits directly to the fire department communications center.

(c) Upon approval of the Fire Chief, a proprietary system as defined in N.F.P.A. Pamphlet 72D, 1979 Edition.

20E.80.040 RESTRICTIONS

80.040(05) Occupancies Prohibited. No Group H, Division II occupancy as defined in Section 901 Uniform Building Code, 1982 Edition having a floor area exceeding 1,500 square feet shall be permitted.

No Group H, Division I or V occupancies as defined in Section 901, Uniform Building Code, 1982 Edition, shall be permitted.

Exception No. 1: This shall not apply to dry cleaning plants not using flammable liquids.

Exception No. 2: When a Group H, Division II occupancy, other than spray booths, has an approved fire detection system and an approved sprinkler system as defined by the Redmond Fire Code the area may be increased to what is permitted in the Uniform Building Code, 1982 Edition.

80.040(10) Flammable or Combustible Liquid Storage - The limits, referred to in Section 79.501 of the Uniform Fire Code, 1982 Edition in which storage of flammable or combustible liquid in outside above ground tanks is prohibited; are established throughout the City except where special permits are issued for temporary use during periods of construction.

80.040(15) Bulk Plants - Bulk plants referred to in Section 79.1401 of the Uniform Fire Code shall be prohibited throughout the City except in areas zoned for light or heavy industrial use 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 77.106(b) of the Uniform Fire Code, 1982 Edition in which storage of explosives and blasting agents is prohibited; are 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 82.105(a) of the Uniform Fire Code in which bulk storage of liquefied petroleum gas is restricted are established in the following districts: throughout the City limits except areas zoned light or heavy industry pursuant to the Community Development Guide.

20E.80.060 AMENDMENTS

The following are modifications or amendments to the Uniform Fire Code, 1982 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 2.201(c) 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; either by boarding up all openings, fencing, barricading or 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 furnished 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(10) Add subsection 10.206(a) 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 10.206 of the Uniform Fire Code. The owner of any item so removed shall be responsible for all towing, storage and other charges connected therewith.

80.060(11) Add subsection 10.206(b) as follows: When required by the Chief in order to maintain access, fire hydrant locations and access roadways shall have approved no parking zones identified by a safety yellow painted curb and/or approved signs as designated in the Redmond Fire Department Standards.

80.060(15) Amend subsection 10.207(c) to read as follows: Extent and Proximity. 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 10.207(g) as follows: Grade. All required access roadways shall be constructed so that the maximum gradient is 10% and the maximum angle or departure is 11% in a maximum of five feet. 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 shall be provided as required in Section 20E.80.100.

80.060(22) Amend Section 10.301(a), second paragraph to read: Portable fire extinguishers shall be installed and maintained in accordance with Redmond Fire Department Standards and U.F.C. Standards 10-1.

80.060(25) Add subsection 10.309(b)5 as follows: In any structure where the total floor area included within the surrounding exterior walls on all floors exceeds 12,000 square feet.

80.060(26) Add subsection 10.309(b)6 as follows: In any structure where the required fire flow as determined by the Chief in accordance with Redmond Fire Department Standards exceeds 3,500 gallons per minute.

80.060(30) Amend Section 10.314 to read as follows: Basement pipe inlets shall be installed in the first floor of every structure having a

basement when required by the Chief. Required basement pipe inlets shall be in accordance with the provisions of Appendix III-B.

80.060(35) Amend subsection 11.201(b) as follows: When processes result in the accumulation within a building of combustible rubbish, oily rags, waste material, such material shall be securely stored in metal or metal-lined receptacles equipped with tight fitting covers or in rooms or vaults constructed of non-combustible material.

80.060(37) Add subsection 11.201(e) as follows: All trash, scrap paper and other combustibles shall be accumulated in receptacles which shall be emptied when full and at least once at the end of each business day.

If not emptied at least once at the end of each business day and each time such receptacles are full, all such containers must be of solid, metal or non-combustible plastic construction and tightly covered with solid lids of the same construction.

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(45) Amend subsection 12.114 Exception to read as follows: Main exterior exit doors which obviously and clearly are identified as exits need not be signed when approved by the Chief.

80.060(50) Amend Section 25.102 by redesignating the current paragraph as subsection (a) and then add subsection 25.102(b) to read as follows: Every place of assembly shall be provided with a system for notifying the fire department in event of an emergency. Such system may consist of a telephone, an alarm system inter-tied to the fire department or other approved agency, or any other approved means as determined by the Chief. Any such approved system shall be readily available to the occupants of the building.

80.060(55) Amend the last sentence of the exception under 25.106(b)2 to read as follows: (last sentence) The use of this exception may be revoked for due cause by the Chief.

80.060(60) Amend 25.116 to read: One or more qualified persons as required and approved by the Chief, and amend reference to firemen to read, such individuals.

80.060(65) Add to Section 81.101 the following exception: Storage of combustible stock less than 400 square feet inclusive of aisles and less than 15 feet in height, as long as the storage is stable, aisle widths are maintained and all other applicable code requirements are observed. This exception may be considered inapplicable if in the opinion of the Chief the stock is of such a combustible or flammable nature as to constitute a substantially increased hazard if this exception was applied.

20E.80.070 DELETIONS

The following portions cited from the Uniform Fire Code, 1982 Edition as adopted in 20E.80.020, are hereby deleted:

80.070(5) Section 10.307 Fire Alarm System.\*

\*Note: Reference is herein made to Section 20E.80.080 Fire Detection Systems.

80.070(10) Section 11.403(b) Exception.

80.070(15) Section 25.118.

80.070(20) Section 74.101 second sentence.

80.070(25) Article 78.\*

\*Note: Reference is herein made to Redmond Municipal Code Chapter 9.12 (Fireworks) and to RCW 70.77.120 et seq. (State Fireworks Law).

20E.80.080 FIRE DETECTION SYSTEMS

The following regulations constitute general requirements for fire alarm systems in certain multiple residential dwellings, hotels, motels, offices, warehouses and other structures not required to be sprinklered 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 as required by Redmond Fire Department Standards for the particular occupancy. Fixed temperature detectors may be used in areas such as kitchens, bathrooms, boiler rooms, laundry rooms and other areas where rate of rise detectors cannot be used as determined by the Chief.

All detectors shall be interconnected, installed and located in an approved manner; shall have audible alarm devices installed and located in an approved manner and manual pull stations, when required or otherwise provided, shall be installed and located in an approved manner.

The system shall have a multiplex or equal system used for no purpose other than fire warning and automatically transmitting an alarm by approved means to the fire department communications center.

Alarm and supervisory systems and components shall meet the requirements of the Redmond Fire Department Standards.

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 and satisfying the requirements of the Redmond Fire Department Standards who is under contractual agreement to make regular inspections and tests, promptly make needed repairs, who shall receive prompt notification of trouble, and who shall keep accurate records of all notifications and work done and shall make such reports to the fire department

as required in the Redmond Fire Department Standards.

80.080(15) Where Required: An approved fire detection system shall be required in the following structures. For the purposes of this section an area separation or occupancy separation wall shall not constitute a separation between two structures.

(a) Every structure used for residential occupancy containing five or more units, two or more stories in height and with interior corridors not having an approved sprinkler system shall have installed therein an approved and maintained supervised fire detection system.

(b) Any structure used exclusively for the parking or storage of 20 or more passenger motor vehicles with an interior driveway not having an approved sprinkler system shall have installed therein an approved and maintained supervised fire detection system.

(c) Any structure used exclusively for the parking or storage of 30 or more passenger motor vehicles not having an approved sprinkler system shall have installed therein an approved and maintained supervised fire detection system.

(d) Every structure used for any purpose not referred to in subsection (a) and (b) where the total floor area included within the surrounding exterior walls on all floors exceeds 6,000 square feet and there is not an approved sprinkler system there shall be installed therein an approved and maintained supervised fire detection system.

(e) Where required elsewhere in the Redmond Fire Code.

80.080(20) Approval Requirements;

(a) Prior to the installation of a fire alarm system plans 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 of the system shall be indicated.

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

80.080(25) Modifications:

(a) When 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.

(c) Prior to occupancy of the remodeled or added portion the modified alarm system shall be tested in the presence of, and approved by, the Chief.

80.080(30) Supervisory Requirements for Sprinkler Systems:

(a) Any structure which has installed an approved sprinkler system shall have the sprinkler system flow and all interior control valves equipped to automatically transmit an alarm by approved means to the fire department communications center. Exception: Approved domestically supplied local systems with ten heads or less if not otherwise required.

(b) The supervisory system shall also monitor exterior control valves for tamper as required in the Redmond Fire Department Standards and transmit automatically an alarm upon activation.

80.080(35) Non-Conforming Buildings:

(a) The use of any building not conforming to the provisions of this section at the time of its first enactment and to which the provision of this section would apply if it were proposed for construction after such enactment shall be terminated on or before January 1, 1976, unless the building has been made to comply with the requirements of this section; Provided, that buildings in portions of the City annexed subsequent to January 1, 1975, shall not be subject to the provisions of this section until the expiration of one year from the date of annexation.

(b) Except as provided in Section 20E.80.080(35) requirements for nonconforming uses and structures shall be as provided in Chapter 20F.10 of the Redmond Community Development Guide.

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, three copies of which have been and are 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) System Standards: Approved sprinkler system shall meet the requirements of the Redmond Fire Department Standards and the Redmond Fire Code. All systems shall have an adequate water supply and system of piping, a control valve secured against tamper and sprinkler heads designed to discharge water on a fire at an appropriate time and in an appropriate manner.

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 shall not constitute a separation between two structures.

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

(b) Where required elsewhere by the Redmond Fire Code.

(c) 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.

80.090(20) Approval Requirements:

(a) Prior to the installation of a sprinkler system, plans 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 type component of the system shall be indicated.

(b) Prior to the occupancy of the building, the sprinkler system shall be tested 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).

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 2.302, Uniform Fire Code, 1982 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 2. Chapter 20E.90 of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 3. 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. 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 

FILED WITH THE CITY CLERK: September 14, 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  
ORDINANCE NO. 1150