

0020.04001
PMA/jt
02/27/86

ORIGINAL

ORDINANCE NO. 1320

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADDING A NEW CHAPTER TO, DELETING SECTIONS OF AND AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE RELATING TO THE UNIFORM BUILDING CODE AND BUILDING CODE STANDARDS, UNIFORM HOUSING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, WASHINGTON STATE ENERGY CODE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it was determined that the adoption of the 1985 editions of the Uniform Building Code and Building Code standards, Uniform Housing Code, Uniform Mechanical Code and Uniform Plumbing Code is in the best interests of the citizens of the City and should be considered at a public hearing conducted by the Planning Commission,

WHEREAS, RCW 19.27A.010 requires the City to adopt and enforce the Washington State Energy Code by April 1, 1986, as revised and adopted by the State Building Code Council, and

WHEREAS, the Building Code Council has adopted the Washington State Energy Code as Chapter 51-12 of the Washington Administrative Code, and

WHEREAS, the Planning Commission has conducted a public hearing for the purpose of considering adoption of the 1985 editions of the Uniform Building Code and Building Code Standards, Uniform Housing Code, Uniform Mechanical Code, Uniform Plumbing Code, and Washington State Energy 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 read as follows:

20E.10.020 Adoption. The Uniform Building Code, 1985 Edition and Uniform Building Standards, 1985 Edition, as published by the International Conference of Building Officials, one copy of each which are on file with the office of the City Clerk for public inspection, are hereby adopted by

this reference and incorporated herein as if set forth in full as the Building Code for the City of Redmond except such portions as may be deleted, modified or amended by 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, 1985 Edition, are hereby deleted:

- 1) Roofs. Section 3202.(b).2.
- 2) Appendix Chapter 70. Excavation and grading.

Section 3. Section 20E.10.040 of the Redmond Municipal Code and Community Development Guide is hereby amended 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:

20E.10.040(10) Section 304 Fees. Building permit fees shall be paid pursuant to the schedule of fees adopted in accord with Section 20F.20.035 of the Redmond Municipal Code and Community Development Guide.

20E.10.040(15) - Section 1202.(b) Special Provisions. 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 and all Type V, R-1 buildings shall be of either non-combustible materials, one-hour fire-resistive protective materials or of heavy timber sized materials as in Section 21.06 (with four inch 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 21.06.

20E.10.040(25) Section 2106.(j). Stairs. Stairs, when constructed of wood, shall be constructed with wood treads and risers of not less than four inch thickness or may be constructed as required in Type I buildings. Stairs stringers shall be a minimum of four inches in thickness and not less than 10 inches in depth.

Section 4. Section 20E.10.050 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.10.050 Additions. The following additions to the Building Code for the City of Redmond are hereby adopted to read as follows:

20E.10.050(10) Residential Fireplace and Chimney Construction Standards.

The "Residential Fireplace and Chimney Construction Standards," published by the Masonry Institute of Washington, is adopted by reference and incorporated herein as if fully set forth at length herein. One copy of the standards have been filed and will be kept on file in the office of the City Clerk for use and examination by the public. These standards are intended to supplement Chapter 37, "Masonry or Concrete Chimneys, Fireplaces and Barbecues," and to provide for an alternate to the provisions therein stated. In administering the building code, the department of public works shall apply these standards in conjunction with the provisions of Chapter 37 to provide alternate methods of construction.

20E.10.050(15) Zero Clearance Fireplaces. If zero clearance fireplaces are used they shall be installed in a non-combustible floor surface. If the chimneys are installed in a shaft (not on the "exterior" of the building) it shall be lined (inside and outside) with half inch type X sheet rock and each chimney in that shaft must be in a separate one-hour shaft.

Exception: If the shaft is on the exterior of the building and the common wall between dwelling unit and the shaft is protected (both sides) with half inch type X sheet rock, multiple chimneys need not be separate from one another.

20E.10.050(20) Occupancies Prohibited. No Group H, Division 2 Occupancy as defined in Section 901 of the Uniform Building Code, having a floor area exceeding 1,500 square feet shall be permitted. No Group H, Division 1 or 5 Occupancies as defined in Section 901 of the Uniform Building Code shall be permitted.

Exception 1: When a Group H, Division 2 Occupancy, other than a spray booth, 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.

Exception 2: A Group H, Division 1 Occupancy may be allowed if it is accessory to a plating, circuit board manufacturer or semi-conductor fabrication facility, or when otherwise approved by the chief and the building official.

Section 5. Section 20E.40.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.40.020 Adoption. The Uniform Housing Code, 1985 Edition, as 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 as may be deleted, modified or amended by this chapter.

Section 6. Section 20E.50.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.50.020 Adoption. The Uniform Mechanical Code, 1985 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 as may be deleted, modified or amended by provisions of this chapter.

Section 7. Section 20E.60.020 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.60.020 Adoption. The Uniform Plumbing Code, 1985 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 and incorporated herein as if set forth in full as the Plumbing Code for the City of Redmond, except such portions as may be deleted, modified or amended by this chapter.

Section 8. A new Chapter 20E.45 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20E.45.000 Washington State Energy Code.

20E.45.010 Short Title. This chapter and amendments hereto shall constitute the "Energy Code" of the City and may be cited as such.

20E.45.020 Adoption. The Washington State Energy Code, Chapter 51-12 WAC and all amendments thereto, 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 Energy Code for the City of Redmond except such portions as may be deleted, modified or amended by provisions of this chapter.

20E.45.030 Penalties for Violations. Any person violating the provisions of this chapter shall be

punished as provided in Section 1.01.110 of the Redmond Municipal Code.

Section 9. Duties of City Clerk. Pursuant to RCW 35A.12.140, the City Clerk is hereby directed to authenticate and record, along with this adopting ordinance, a copy of the Uniform Building Code and Building Code Standards, 1985 Edition, the Uniform Housing Code, 1985 Edition, the Uniform Mechanical Code, 1985 Edition, the Uniform Plumbing Code, 1985 Edition, and a copy of Chapter 51-12 WAC, the Washington State Energy Code. The City Clerk is further directed to maintain on file in the office of the City Clerk not less than one copy of said codes for use and examination by the public.

Section 10. 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 11. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force on and after July 1, 1986 which is more than five (5) days after passage and publication as provided by law.

CITY OF REDMOND

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schauble
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY Jimmy C. Martin

FILED WITH THE CITY CLERK: March 3, 1986
PASSED BY THE CITY COUNCIL: June 17, 1986
SIGNED BY THE MAYOR: June 18, 1986
PUBLISHED: June 22, 1986
EFFECTIVE DATE: July 1, 1986
ORDINANCE NO. 1320