

**ORIGINAL**

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10/11/89  
R: 12/20/89

1988 Uniform Building  
Code, DGA 89-7

**ORDINANCE NO. 1536**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,  
ADOPTING THE 1988 EDITIONS OF THE CODES WHICH  
MAKE UP THE WASHINGTON STATE BUILDING CODE;  
ADOPTING THE 1988 EDITION OF THE UNIFORM HOUSING  
CODE AND MAKING AMENDMENTS TO SUCH CODES;  
INCORPORATING PRIOR AMENDMENTS; CONTAINING A  
SEVERABILITY CLAUSE; AND FIXING A TIME WHEN THE  
SAME SHALL BECOME EFFECTIVE.

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WHEREAS, the State Building Code Council has revised  
the State Building Code pursuant to RCW 19.27.074, and

WHEREAS, the City is required to adopt the State  
Building Code as amended by the State Building Code Council  
pursuant to RCW 19.27.031, and

WHEREAS, the City has determined that the City should  
keep its Building Code consistent with amendments to the State  
Building Code, and

WHEREAS, the City Council wishes to incorporate all  
appropriate prior amendments enacted by the City in its adoption  
of prior editions of the Codes which make up the Washington State  
Building Code, and

WHEREAS, the Planning Commission, after conducting a  
public hearing for the purpose of considering adoption of the  
1988 Editions of the Uniform Building Code and Uniform Building  
Code Standards, Uniform Housing Code, Uniform Mechanical Code,  
Uniform Plumbing Code and Uniform Plumbing Code Standards, the  
State Energy Code and the Washington State Barrier-Free Code, 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, HEREBY ORDAINS 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, 1988 Edition, and the Uniform Building Standards, 1988 Edition, both as published by the International Conference of Building Officials, one copy each of which is on file with the office of the City Clerk for public inspection, with the additions, deletions and exceptions as set forth in WAC 51-16-030, 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, 1988 Edition, are hereby deleted:

- 1) Roofs. Footnote 2 and 3 of Table 32A.
- 2) Appendix Chapter 70. Excavation and grading.

Section 3. Subsection 20E.10.040(15) Section 1202.(b) Special Provisions of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.10.040(15) Section 1202.(b) Special Provisions. Group R, Division 1 Occupancies shall be of not less than one-hour fire-resistive construction throughout. Dwelling units shall be separated with an approved fire-

resistive separation wall in the attic space extending from the top of the wall to the sheathing on the underside of the roof.

Stairways in 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.

Section 4. Subsection 20E.10.040(25) Section 2106.(j)

Stairs of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

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

Section 5. A new subsection, 20E.10.040(30) titled Section 3305.(g) Exception 5 - Corridor Protection, is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20E.10.040(30) Section 3305.(g) Exception 5 - Corridor Protection. Corridor walls and ceilings need not be of fire resistive construction within office spaces when the entire story in which the space is located is equipped with an automatic sprinkler system throughout and smoke detectors are installed

within the corridor in accordance with Redmond Fire Department Standards.

Section 6. Subsection 20E.10.050(15) Zero Clearance Fireplaces of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.10.050(15) Zero Clearance Fireplaces. If zero clearance fireplaces are used, they shall be installed on 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" gypsum board, properly cut to tightly fit the shaft, fire taped and securely nailed or screwed to the structure.

Exception: If the shaft is on the exterior of the building, the common wall between dwelling unit and the shaft shall be protected (both sides) with half-inch "type X" gypsum board, fire taped and securely nailed or screwed to the structure.

Section 7. Subsection 20E.10.050(20) Occupancies Prohibited of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.10.050(20) Occupancies Prohibited. No Group H, Division 1 or 5, occupancies as defined in section 901 of the Uniform Building Code shall be permitted.

Exception: A Group H, Division 1, occupancy may be allowed when otherwise approved by the Chief and the Building Official.

Section 8. A new subsection 20E.10.050(30) Building Security Code is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20E.10.050(30) Building Security Code. The following requirements shall apply to all multi-family dwelling units, hotels and motels, provided that nothing in this Chapter shall be construed to relieve any party from compliance with the Uniform Building Code and the Uniform Fire Code:

1) Entrance doors to individual housing units shall be without glass openings and shall be capable of resisting forcible entry equal to a wood, solid core door, one and three-fourths inches thick. This subsection shall apply in a structure constructed after the effective date of the ordinance codified in this chapter. Any door replaced in existing structures must comply with this section.

2) Every entrance door to an individual housing unit shall have a keyed, single-cylinder, one-inch deadbolt lock. The lock shall be so constructed that the deadbolt lock may be opened from the inside without use of a key. In hotels and motels, every entrance door to an individual unit shall also be provided with a chain door guard or barrel bolt on the inside.

3) Every entrance door to an individual apartment, hotel or motel unit shall have a visitor observation port, which port shall not be in excess of one-half inch in diameter and which shall provide the individual on the inside of the unit a 180° view outside the entrance of that unit.

4) In all multi-family dwelling units, lock mechanisms and keys shall be changed upon a change of tenancy.

5) All exit doors shall be openable from the interior without the use of a key or any special knowledge or effort.

6) Deadbolts or other approved locking devices shall be provided on all sliding patio doors which are less than one-story above grade or are otherwise accessible from the outside. The lock shall be installed so that the mounting screws for the lock cases are inaccessible from the outside.

7) Subject to approval by the Chief of Police and Building Official, locking devices may be substituted for those required in this section, provided such devices are of equal capability to resist illegal entry, and further provided that the installation of the same does not conflict with other requirements of this code and other ordinances regulating safety for exit.

Section 9. A new subsection 20E.10.050(40) Definitions is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20E.10.050(40) Definitions. For the purpose of Section 20E.10.050(30), the following definitions shall apply:

- 1) "Multi-family dwelling unit" has the same meaning as set forth in Section 20A.60.440.
- 2) "Hotel" or "motel" means any building containing four or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests.
- 3) "Visitor observation port" means a covered or enclosed small hole through which the person inside the unit may view anyone on the outside of the unit within a 180° radius.

Section 10. Section 20E.40.020 Adoption of the Redmond Municipal Code and Community development Guide is hereby amended to read as follows:

20E.40.020 Adoption. The Uniform Housing Code, 1988 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 11. Section 20E.45.020 Adoption of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.45.020 Adoption. The Washington State Energy Code, Chapter 51-12 WAC, as it now exists or may hereafter be amended, 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.

Section 12. Section 20E.50.020 Adoption of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.50.020 Adoption. The Uniform Mechanical Code, 1988 Edition, including all appendices, as published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, with the exception set forth in WAC 51-16-040, 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 13. A new section 20E.55.010 Adoption is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20E.55.010 Adoption. The regulations for barrier-free facilities, chapter 51-10 WAC, as they now exist or may hereafter be amended, one copy of which is on file with the office of the City Clerk for public inspection, is hereby adopted as if set forth in full by this reference, except such portions as may be deleted, modified or amended by this chapter.

Section 14. Section 20E.60.020 Adoption of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.60.020 Adoption. The Uniform Plumbing Code, 1988 Edition, and all its appendices, and the Uniform Plumbing Code Standards, 1988 Edition, both as published by the International Association of Plumbing and Mechanical Officials, one copy each 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 Plumbing Code for the City of Redmond, except such portions as may be deleted, modified or amended by this chapter; provided, chapters 11, 12 and those requirements relating to venting of appliances as found in chapter 13 are not adopted.

Section 15. Subsection 20E.60.030(10) Section 318.(2)(b)

Testing - Amended of the Redmond Municipal Code and the Community Development Guide is hereby amended to read as follows:

20E.60.030(10) Section 318.(b)(2) Testing - Amended. Section 318.(b)(2) of said Uniform Plumbing Code is amended to read as follows:

Media - the piping of the plumbing, drainage and venting systems shall be tested with water or air. The administrative authority may require the removal of any cleanouts, etc., to ascertain if the pressure has reached all parts of the system. After the plumbing fixtures have been set and their traps filled with water, they shall be submitted to a final test.

Section 16. 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, 1988 Edition, the Uniform Building Code Standards, 1988 Edition, the Uniform Housing Code, 1988 Edition, the Uniform Mechanical Code, 1988 Edition, the Uniform Plumbing Code, 1988 Edition, the Uniform Plumbing Code Standards, 1988 Edition, Regulations for Barrier-Free Facilities, Chapter 51-10 WAC, and a copy of the Washington State Energy Code, Chapter 51-12 WAC. 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 and Regulations for use and examination by the public.



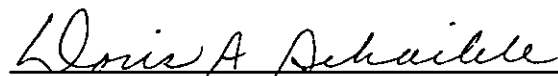
Section 17. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 18. This ordinance, being an administrative action, is not subject to referendum and shall take effect five (5) days after this ordinance or a summary thereof consisting of the title is published, provided, none of the amendments to any code which is a component of the State Building Code as enumerated in RCW 19.27.031 that affect single family or multifamily residential buildings, as defined by RCW 19.27.015(2), shall be effective until written confirmation that the amendments have been approved by the Building Code Council under RCW 19.17.074(1)(b) has been filed with the City Clerk.


APPROVED:

  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: 12-14-89  
PASSED BY THE CITY COUNCIL: 12-19-89  
PUBLISHED: 12-24-89  
EFFECTIVE DATE: 12-29-89  
ORDINANCE NO. 1536