

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 643

AN ORDINANCE, relating to fire prevention and protection; adopting a Fire Code for the City of Redmond; prescribing regulations governing conditions hazardous to life and property from fire or explosion; establishing a Bureau of Fire Prevention; providing penalties for violations; and repealing Ordinance 442, passed June 13, 1967.

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

Section 1. Short title. This ordinance and amendments hereto shall constitute the "Fire Code" of the City of Redmond and may be cited as such.

Section 2. Adoption of Fire Code by reference. The Uniform Fire Code, 1973 Edition, recommended and published by the Western Fire Chiefs Association and the International Conference of Building Officials, including Appendix A through E and all tables thereof, is hereby adopted by reference and incorporated herein as if fully set forth at length as the Fire Code of the City of Redmond for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, except such portions as may be deleted, modified or amended by this ordinance; and from the effective date of this ordinance the provisions thereof shall be controlling within the limits of the City of Redmond. Three copies of said Uniform Fire Code have been filed and will be kept on file in the office of the City Clerk for use and examination by the public.

Section 3. Definitions.

(a) The word "Municipality" or "Jurisdiction" as used in the Fire Code shall mean the City of Redmond.

(b) The term "Corporation Counsel" as used in the Fire Code shall mean the City Attorney for Redmond.

Section 4. Districts established where storage of flammable or combustible liquids in outside above-ground tanks prohibited.

(a) The limits referred to in Section 15.201 of the Uniform Fire Code in which storage of flammable liquids in outside above-ground tanks is prohibited are hereby established in the following districts: Throughout the City limits except in areas zoned for Industrial use under the Redmond Zoning Plan, by special permit.

(b) The limits referred to in Section 15.601 of the Uniform Fire Code, in which new bulk plants for flammable or combustible liquids are prohibited, are hereby established in the following districts: Throughout the City except in areas zoned for Industrial use under the Redmond Zoning Plan, by special permit.

Section 5. Districts established where bulk storage of liquefied petroleum gases restricted. The limits referred to in Section 20.105(a) of the Uniform Fire Code, in which bulk storage of liquefied petroleum gas is restricted, are hereby established in the following districts: Throughout the City limits except areas zoned Commercial-Industrial (C-I) or Industrial under the Redmond Zoning Plan.

Section 6. Districts established where storage of explosives is prohibited. The limits referred to in Section 11.106(g) of the Uniform Fire Code, in which storage of explosives and blasting agents is prohibited, are hereby established in the following districts: Throughout the City limits except in areas zoned Heavy Industrial (I-H) and Industrial Park (I-P) under the Redmond Zoning Plan, by special permit.

Section 7. Deletions. The following parts of the Uniform Fire Code, 1973 Edition, are hereby deleted:

Article 12 Fireworks*
Section 13.307 Fire Alarm Systems

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

Section 8. Fire alarm systems. The following regulations constitute general requirements of fire alarm systems for certain multiple residential dwellings, hotels, motels and other commercial buildings not required to be sprinklered.

(a) Definitions.

An approved and maintained fire detection products of combustion system shall mean a system which has detectors sensitive to any of the products of combustion, except that combination fixed temperature and rate of rise detectors may be used in unattended areas of buildings and fixed temperature may be used in areas such as kitchens, boiler rooms, etc. where rate of rise could not be used, has detectors that are interconnected with a local alarm system that is clearly audible in all sleeping areas when all intervening doors are closed; has detectors installed in approved locations and in an approved manner.

An approved supervised fire detection products of combustion system shall mean a system which has detectors sensitive to any of the products of combustion, except that combination fixed temperature and rate of rise detectors may be used in unattended areas of buildings and fixed temperature may be used in areas such as kitchens, boiler rooms, etc. where the rate of rise could not be used; has detectors interconnected with local alarm system that is clearly audible in all areas of the building when all intervening doors are closed and automatically transmit an alarm by approved means to the Fire Department; has detectors installed in approved locations and in an approved manner; and has a signal or intercommunicating system used for no other purpose than fire warning.

Maintained systems shall mean under the supervision of a responsible and qualified person or organization satisfactory to the authority having jurisdiction, and who shall be under contractual agreement to make monthly inspections and tests and to promptly make repairs and who shall receive prompt notification of trouble.

Transmit an alarm by approved means shall mean a supervised system for transmitting an alarm signal to the Fire Department by one of the following methods:

1. Central Station as defined in NFPA #71
2. Auxiliary as defined in NFPA #72B
3. Remote Station as defined in NFPA #72C on condition alarm signal transmits to Fire Department directly
4. Proprietary as defined in NFPA #72D.

(b) Detailed requirements shall be as follows:

1. Every building or portion thereof used for residential occupancy containing three or more units and two or more stories in height but less than 12 units, shall have installed therein an approved and maintained fire detection products of combustion system.

2. Every building or portion thereof used for hotel and motel occupancy containing less than twelve guest rooms and two or more stories in height, shall have installed therein, an approved and maintained fire detection products of combustion system.

3. Every building or portion thereof used for any purpose not provided for in subsections 1 and 2 which has a floor area greater than 6,000 square feet shall have installed therein, an approved and maintained fire detection products of combustion system.

4. Every building or portion thereof used for residential occupancy containing twelve or more units and two or more stories in height, shall have installed therein, an approved, supervised and maintained fire detection products of combustion system.

5. Every building or portion thereof used for hotel or motel occupancy containing twelve or more guest rooms and two or more stories in height shall have installed therein an approved, supervised and maintained fire detection products of combustion system.

6. Every building or portion thereof used for any purpose not provided for in subsections 1, 2, 3, 4 and 5 which has a floor area greater than 10,000 square feet on any one story shall have installed therein an approved, supervised and maintained fire detection products of combustion system. A building used exclusively for the parking or storage of passenger motor vehicles having a capacity of not more than nine persons per vehicle, need not comply with sections 3 and 6. Applicable sections of NFPA standards will be used for approval of said system.

(c) The use of any existing building not conforming to the provisions of this section at the time of its enactment and to which the provisions of this section would apply if it were proposed for construction after the enactment, shall be terminated on or before January 1, 1976, unless the building has been made to comply with the requirements of this section.

(d) The use of any existing building that has a sprinkler system installed as required by the Uniform Building Code shall be terminated on or before January 1, 1976, unless that sprinklered system and control valve will automatically transmit an alarm by approved means to the Fire Department.

(e) Any building that has installed an approved sprinkler system not required by the Uniform Building Code which sprinklered system and control valve has been equipped to automatically transmit an alarm by approved means to the Fire Department will not be required to comply with subsections 1, 2, 3, 4, 5 and 6.

Section 9. 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 affected persons 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 shall cause such list to be posted in a conspicuous place in his office, and distribute copies thereof to interested persons.

Section 10. Appeals. Whenever the Chief shall disapprove an application or refuse 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 have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief to the Board of Appeals (Section 1.215, Uniform Fire Code, 1973 Edition) within thirty (30) days from the date of the decision appealed.

Section 11. Penalties for violations. Any person who shall violate any of the provisions of the Fire Code or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or

who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail 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; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

The imposition of penalties upon conviction shall not preclude the City of Redmond and Chief of the Fire Department from taking further appropriate legal action to cause compliance with the provisions of the Fire Code or to remove prohibited conditions.

Section 12. Construction - validity. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or of the Code hereby adopted, or the application thereof to any person or circumstance be held unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance or code adopted hereby, or the application of such provisions to other persons or circumstances; and to this end the provisions of this ordinance and Code adopted hereby are declared to be severable and independent, as if the ordinance and code had been enacted without the invalid provision.

Section 13. Repeal. Ordinance 442, passed June 13, 1967, is hereby repealed.

Section 14. Effective date. This ordinance and the Code hereby adopted shall take effect and be in force five (5) days after the date of the publication of this ordinance in the manner provided by law.

PASSED by the City Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 14 day of May, 1974.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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