

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 650

AN ORDINANCE, relating to buildings and structures; adopting a Building Code for the City of Redmond; providing for the issuance of permits and collection of fees therefor; declaring and establishing fire districts; providing penalties for violations; and repealing Ordinance Nos. 539 and 616.

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

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

Section 2. Adoption of Building Code by reference. The Uniform Building Code, 1973 Edition, Volume I, published by the International Conference of Building Officials of 5360 South Workman Mill Road, Whittier, California, including the Appendix thereof, and the Uniform Building Code Standards, 1973 Edition, referred to in Section 6002 thereof, is hereby adopted by reference and incorporated herein as if fully set forth at length herein as the Building Code of the City of Redmond for regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and/or structures in the City of Redmond, 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 Building 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. Deletions. The following sections of the Uniform Building Code, 1973 Edition, Volume I, are hereby deleted:

Appendix Chapter 70 - Excavation and Grading
Section 6003 - Ordinances Repealed
Section 6004 - Effective Date

Section 4. Amendments. Section 1603 of the Uniform Building Code, 1973 Edition, Volume I, is hereby amended to read as follows;

"Sec. 1603 Restrictions in Fire Zone No. 2.

(a) General. Buildings or structures hereafter erected, or constructed within Fire Zone No. 2 shall be one of the Types of Construction as defined in this Code and shall meet the requirements of this Section.

For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 504 and Part V. (For regulations covering open parking garages see Section 1109.)

Roof covering shall be fire-retardant roofing as specified in Section 3203(e). See Section 104(f) for repairs.

(b) Alterations. No building of Type IV construction in excess of 1000 square feet in floor area nor any building of Type V construction already erected in Fire Zone No. 2,

shall hereafter be altered, raised, enlarged, or added to except as follows:

1. Such building may be made to conform to the provisions of Section 2103 for Type IV and Section 2203 for Type V construction.

2. Changes, alterations, and repairs to the interior of such building or to the front thereof facing a public street may be made provided such changes do not, in the opinion of the Building Official, increase the fire hazard of such building.

3. Roofs of such buildings may be covered only with a fire-retardant roofing as specified in Section 3203. See Section 104(f) for repairs.

4. Such building may be moved entirely outside the limits of Fire Zone No. 2.

5. Such building may be demolished.

6. Combustible finish on the outside of walls may be replaced by or covered with exterior plaster as specified in Chapter 47.

(c) Occupancies Prohibited. No Group E, Division 2 Occupancy having a floor area exceeding 1500 square feet shall be permitted in Fire Zone No. 2.

No Group E, Division 1 or 5 Occupancies shall be permitted Fire Zone No. 2.

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

EXCEPTION NO. 2: When a Group E, Division 2 Occupancy has an approved smoke detection and sprinkler system, which will transmit a signal to the fire alarm headquarters of the Fire Department as provided by Section 8, Ordinance 643 (Fire Alarm Systems), the area may be increased to what is permitted in Fire Zone No. 3."

Section 5. Additions - Adoption of Residential Fireplace and Chimney Construction Standards by reference. The Residential Fireplace and Chimney Construction Standards, published by the Masonry Institute of Washington, is hereby adopted by reference and incorporated herein as if fully set forth at length herein. Three copies of said 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.

Section 6. Creation and establishment of fire zones. For the purpose of administering this Code, the City shall be divided into Fire Zones Nos. 2 and 3, as follows:

Fire Zone No. 2 - All territory within the City of Redmond with Land Use District classifications (zoning) under the Redmond Zoning Code of commercial and industrial.

Fire Zone No. 3 - All territory within the City of Redmond; EXCEPT those territories within Fire Zone No. 2.

NOTE: There shall be no Fire Zone No. 1, as referred to in the Uniform Building Code, established or designated within the City of Redmond.

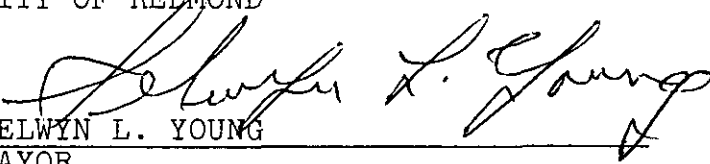
Section 7. Penalties for violations. Any person violating any of the provisions of this ordinance and Section 205 of the Uniform Building Code shall be punished as provided in Section 1.01.110 of the Redmond Municipal Code.

Section 8. Repeal. Ordinance No. 539, adopted October 6, 1970, and Ordinance No. 616, adopted May 15, 1973, are hereby repealed.

Section 9. Effective date. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 2nd day of July, 1974.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


DORIS A. SCHAIBLE
DEPUTY CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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