

CODE

**CITY OF REDMOND  
ORDINANCE NO. 2787**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, AMENDING RMC 15.08.050,  
AMENDMENTS TO THE INTERNATIONAL BUILDING  
CODE, BY ADDING SUBSECTION 9, RELATED TO  
TYPE VA WOOD FRAME STORY AND HEIGHT  
INCREASE, AND ESTABLISHING AN EFFECTIVE DATE

---

WHEREAS, the City Council finds that it is the City's  
desire to provide additional tools to build economically viable  
mixed-use and multi-family buildings; and

WHEREAS, the City Council finds the International Building  
Code allows for the approval of alternate material, and methods  
of construction; and

WHEREAS, the City has commissioned a study to evaluate  
alternative construction methods for five-story wood-frame  
structures; and

WHEREAS, The City Council finds that providing this  
alternate method of construction should provide an incentive for  
the construction of economically viable mixed-use and  
residential occupancies within the Downtown and Overlake  
neighborhood, which is consistent with the City's Comprehensive  
Plan land use elements and neighborhood plan policies, as well  
as the Redmond Zoning Code, which provide for high-density uses  
in the Downtown and Overlake neighborhoods.

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

Section 1.      Amendment of Section.      RMC 15.08.050,  
Amendments to the International Building Code, is hereby amended as shown in Exhibit 1 and Attachment C (map) to add subsection 9.

Section 2.      Severability.      Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3.      Third-Party Liability.      It is expressly the purpose of this ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this ordinance.

It is the specific intent of this ordinance that neither provisions nor any term used in this ordinance is intended to impose any duty whatsoever upon the City or any of its officers

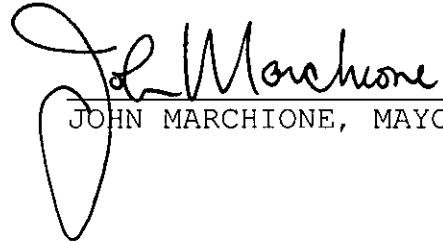
or employees, for whom the implementation and enforcement of this ordinance shall be discretionary and not mandatory.

Nothing contained in this ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury, or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this ordinance by its officers, employees or agents.

Section 4.      Effective Date.      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 days after passage and publication of an approved summary thereof consisting of the title, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 7<sup>th</sup> day of April,  
2015.

CITY OF REDMOND

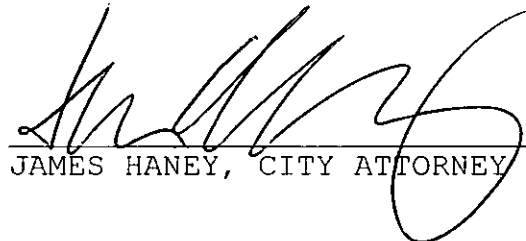
  
\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	March 17, 2015
PASSED BY THE CITY COUNCIL:	April 7, 2015
SIGNED BY THE MAYOR:	April 10, 2015
PUBLISHED:	April 13, 2015
EFFECTIVE DATE:	April 18, 2015
ORDINANCE NO.	2787

YES: Allen, Carson, Flynn, Margeson, Myers, Stilin

Code Amendment for Five Story Wood Framed Construction as outlined in the Alternative Methods & Materials (AMM) report prepared by Creighton Engineering dated 9/19/2014.

## **2012 International Building Code**

### **Add Section 504.3A: TYPE VA WOOD FRAME STORY AND HEIGHT INCREASE.**

#### **504.3A Predominate R-1 and R-2 Occupancies with automatic sprinkler systems.**

Where a building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 40 feet (12192 mm) and the maximum number of stories is increased by two stories.

This increase may be used in conjunction with the frontage/area increase permitted in section 506.2. This increase may be used in conjunction with the SPECIAL PROVISIONS section 510.

This increase cannot be used in conjunction with section 506.3. This increase cannot be used in conjunction with Table 601 Footnote "d".

This increase is not permitted if the building exceeds the definition of HIGH RISE BUILDING per section 202. A mezzanine level is considered an occupied floor. A penthouse level is not considered an occupied floor.

This increase applies to buildings that meet all the following requirements:

1. The ordinance is generally for R-1 and R-2 occupancies. Other occupancies are permitted when proven by any code path (accessory uses, non-separated uses, and separated uses). Incidental Uses shall be prescriptively protected by section 509.
2. The building is type VA construction.
3. The building is located in the Overlake or City Center areas as identified by the boundaries shown on the map in figure 504.4.
4. When SPECIAL PROVISIONS section 510 is used, an approved automatic sprinkler system shall be provided throughout an S-2 parking garage. Only Type IA and Type IB construction is permitted for S-2 parking garages.
5. 2 HR fire resistive rated supporting beam and joists shall be provided under a 2 HR floor (as required in sections 703, 704 and 715.1). A higher fire rated floor/ceiling assembly (and supporting structure) may be required by other code provisions (typically Section 510).
6. Exits stairways shall be constructed as required by Chapter 7/10. Exits may be Horizontal Exits (section 1025) or exterior exits/ramps (section 1026).
7. Design Options

**Design Option # 1: This option does not utilize pressurized stairwells per WSBC Chapter 51-50 Section 504.3 and IBC Section 909.**

- a. A minimum of a 2 HR floor/ceiling assembly shall be located at the floor level directly above grade exits. On a sloped site this may require more than one level of 2 HR floor/ceiling assemblies. Structural frame supporting 2 HR floor/ceiling assemblies must be 2 HR minimum. A higher fire rated floor/ceiling assembly (and supporting structure) may be required by other code provisions (typically Section 510).
- b. Fire sprinkler systems to have floor by floor flow devices with fire department approved local and remote annunciation. Mezzanines within a dwelling unit or sleeping unit do not require independent floor level flow and tamper switches.
- c. Means of Egress paths on residential floor levels shall have automatic smoke detection with annunciation at the fire department entry fire alarm remote annunciator panel. Means of Egress detection shall be zoned by floor or use addressable devices.
- d. Corridor walls shall meet the requirements of section 1018 and shall have a minimum one hour (60 minute) fire-resistive rating.

**Design Option # 2: When pressurized stairwells are provided per WSBC Chapter 51-50 Section 504.3 and IBC Section 909:**

- a. A minimum of a 2 HR floor/ceiling assembly shall be located at the floor level directly above grade exits. On a sloped site this may require more than one level of 2 HR floor/ceiling assemblies. The structural frame supporting 2 HR floor/ceiling assemblies must be 2 HR minimum. A higher fire rated floor/ceiling assembly (and supporting structure) may be required by other code provisions (typically Section 510).
- b. Fire sprinkler systems to have floor by floor flow devices with fire department approved local and remote annunciation. Mezzanines within a dwelling unit or sleeping unit do not require independent floor level flow and tamper switches.
- c. Means of Egress paths on residential floor levels shall have automatic smoke detection with annunciation at the fire department entry fire alarm remote annunciator panel. Means of Egress detection shall be zoned by floor or use addressable devices.

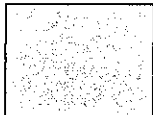
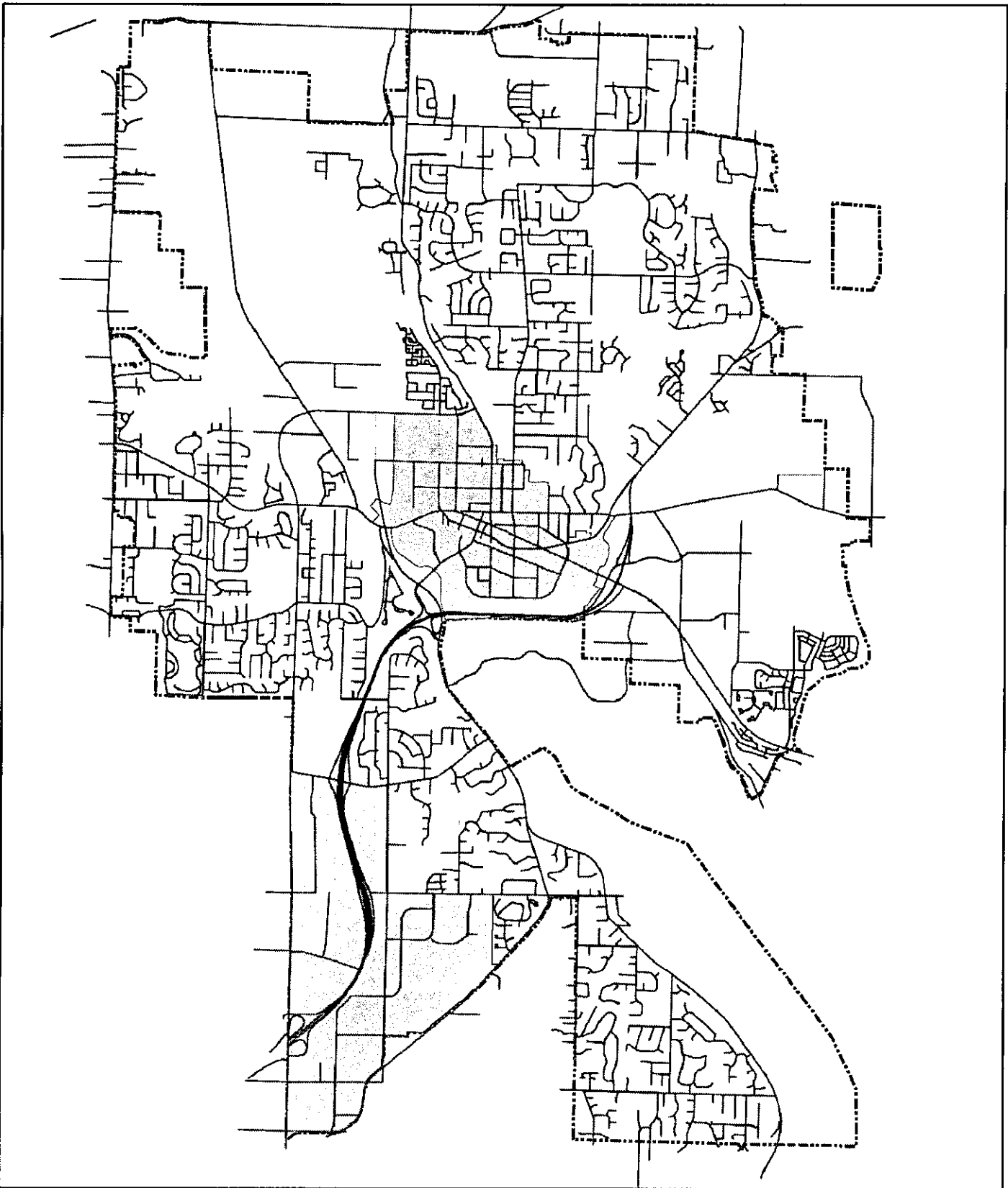


Figure 504.4  
AREAS ALLOWING  
TYPE V 5 STORY  
WOOD FRAME  
CONSTRUCTION