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06/22/07

ORDINANCE NO. 2357

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO THE CITY'S FIRE CODE, AMENDING CHAPTER 15.06 OF THE REDMOND MUNICIPAL CODE IN ORDER TO ADOPT THE 2006 EDITION OF THE INTERNATIONAL FIRE CODE TOGETHER WITH CERTAIN DELETIONS AND AMENDMENTS THERETO; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE OF JULY 1, 2007

WHEREAS, the Fire Department has recommended that the City adopt the 2006 International Fire Code, with certain deletions and amendments, as required by RCW 19.27.031, and

WHEREAS, the City Council concurs in the recommendations of the Fire Department, now, therefore,

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

Section 1. **International Fire Code.** Effective July 1, 2007, chapter 15.06 of the Redmond Municipal Code is hereby amended to adopt the 2006 Edition of the International Fire Code, together with certain deletions and amendments thereto, and to read as set forth on Exhibit 1 attached hereto and incorporated herein by this reference as if set forth in full.

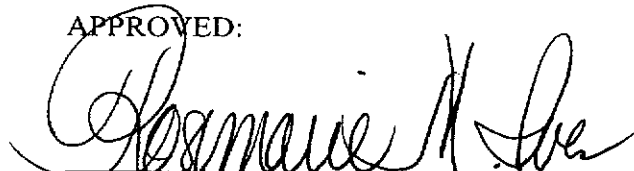
Section 2. **Severability.** If any section, sentence, clause or phrase of this ordinance or any of the codes or regulations adopted hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall

not affect the validity of any other section, sentence, clause or phrase of this ordinance or the adopted codes or regulations.

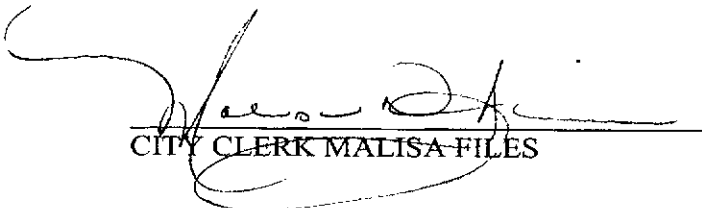
Section 3. Retroactive Application. This ordinance shall apply retroactively to July 1, 2007.

Section 4. Effective Date. This ordinance, being an administrative action, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title. The City Clerk is directed to publish a summary of this ordinance as soon as practicable after passage.

APPROVED:


MAYOR ROSEMARIE M. IVES

ATTEST/AUTHENTICATED:


CITY CLERK MALISA FILES

APPROVED AS TO FORM:


CITY ATTORNEY JAMES E. HANEY

FILED WITH THE CITY CLERK:	August 16, 2007
PASSED BY THE CITY COUNCIL:	August 21, 2007
PUBLISHED:	August 27, 2007
EFFECTIVE DATE:	September 1, 2007
ORDINANCE NO. <u>2357</u>	

Exhibit 1
Chapter 15.06
FIRE CODE*

Sections:

- 15.06.010 Short title.
- 15.06.011 Adoption.
- 15.06.012 Restrictions.
- 15.06.013 Amendments.
- 15.06.014 Deletions.
- 15.06.015 Fire detection systems.
- 15.06.016 Sprinkler systems.
- 15.06.017 Restricted access buildings.
- 15.06.018 Preventable fire alarms.
- 15.06.019 New materials, processes or occupancies which may require permits.
- 15.06.020 Wellhead protection ordinance coordination.
- 15.06.021 Appeals.
- 15.06.022 Penalties and enforcement.
- 15.06.023 Building permit issuance and occupancy.

*Prior legislation: Ords. 1537, 1926, 2014, and 2215. Formerly Chapter 20E.100 RCDG.

15.06.010 Short title.

This chapter and amendments hereto shall constitute the Redmond Fire Code and may be cited as such. (Ord. 2220 § 1, 2004).

15.06.011 Adoption.

The International Fire Code, 2006 Edition, published by the International Code Council, together with the amendments, modifications, and exceptions in Chapters 51-54 WAC excluding changes to IFC Section 503, and the Uniform Fire Code, 1997 Edition, published by the IFCI, Appendix II-E, in their entirety as the same now exist or as they may be hereafter amended, except such portions as are hereinafter by this chapter deleted, modified, amended or added to, are hereby adopted and incorporated as fully as if set out at length herein. (Ord. 2220 § 1, 2004).

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15.06.012 Restrictions.

(1) Occupancies Prohibited. No Group H, Division 1 or 5 occupancies as defined in Section 307, International Building Code, 2006 Edition, shall be permitted.

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Exception No. 1: A Group H, Division 1 occupancy may be allowed when approved by the Chief and the Building Official and authorized by a valid Fire Code Permit.

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(2) Bulk Plants. Bulk plants referred to in Section 3402 of the International Fire Code, 2006 Edition, shall be prohibited throughout the City except in areas zoned Manufacturing Park (MP) or Industry (I) pursuant to the City of Redmond Community Development Guide and shall be limited to underground storage only.

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Exception No. 1: Unless prohibited by the City of Redmond Wellhead Protection Ordinance.

(3) Liquefied Petroleum Gas Storage. The limits referred to in Section 3804.2 of the International Fire Code, 2006 Edition, in which bulk storage of liquefied petroleum gas is restricted are established throughout the City limits except areas zoned Manufacturing Park (MP) or Industry (I) pursuant to the Community Development Guide. (Ord. 2220 § 1, 2004).

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15.06.013 Amendments.

The following are modifications or amendments to the International Fire Code, 2006 Edition, as adopted in RMC 15.06.011 and shall correspond to the context of said International Fire Code as if set out at length in their respective sections in lieu of or in addition to published sections or subsections. Where an amendment or modification replaces a published section or subsection, the published section or subsection shall be deemed void and deleted.

Deleted: 2003

(1) Amend 102.6 to read:

The codes and standards referenced in this code shall be the Redmond Fire Department Standards and those that are listed in Chapter 45. Such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each reference as determined or modified by the Fire Code Official. Redmond Fire Department Standards shall constitute the primary reference document and guideline. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

(2) Add Section 102.6.1 as follows:

Supplemental Rules and Regulations. The Chief is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations in order to carry out the application and intent of its provisions. Such interpretations, rules, and regulations shall be in conformance with the intent and purpose of this code and shall be available to the public during normal business hours.

(3) Amend Section 104.10.1 after "investigation of fires" as follows:
or the enforcement of this code as requested by the Fire Code Official
and renumber as 104.12;

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(4) Amend Section 104.11.2 after "extinguishment" as follows:
control, or investigation of any fire.

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(5) Amend section 105.6.23 by adding a second Exception as follows: Less than 16 ounce in self contained, hand held devices that do not allow gas flow or flame when the trigger is released, and renumber the existing exception 1.

(6) Amend section 105.6.27 by adding a second Exception as follows: In other than R-3 occupancies a permit is not required in non commercial outdoor use of propane barbecue grills.

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(7) Add section 105.6.47 Battery systems: An operational permit is required to operate a stationary storage battery system having a liquid capacity of more than 50 gallons (189 L).

(8) Add Section 105.7.14 as follows:

105.7.14 HPM Facilities. A construction permit is required to install equipment or facilities that store, handle or use hazardous production materials.

(9) Add Section 105.7.15 as follows:

105.7.15 High Piled Storage. A construction permit is required to establish and construct high piled storage areas exceeding 500 square feet in a building or portion thereof.

(10) Add Section 105.7.16 as follows:

105.7.16 Refrigeration Equipment. A construction permit is required to install a mechanical refrigeration unit or system regulated by Chapter 6 of the IFC.

(11) Add section 105.7.17 Places of Assembly. A construction permit is required for all new Place of Assembly uses

(12) Add section 105.7.18 Smoke Control System. A construction permit is required for all new installations of (section 909) smoke control systems

(13) Add section 105.7.19 Cryogenic fluids. A construction permit is required for all new storage tanks and piping that are used in conjunction with quantities of cryogenic fluids in excess of amounts identified in table 105.6.10

(14) Add Section 110.5 as follows:

The owner, occupant or other person having under his control any property or materials on a property damaged by fire or explosion shall, when ordered by the Chief, immediately secure the property against entry or unauthorized access by the public, by boarding up all openings, fencing, barricading or utilizing other appropriate measures. Within 30 days after written notice to do so has been served, all debris and/or damaged materials shall be removed from the property and proof furnished that contractual arrangements have been made for prompt demolition, replacement or repair of all fire or explosion damaged structures remaining on the property involved in the fire or explosion.

(15) Add to Section 202 "Facility" definition by inserting, after "tank farms," as follows: parks, plazas, sport fields or other public assembly areas.

(16) Add to Section 305.2.1 as follows:

All ashtrays shall be of non-combustible construction where ashes are contained. Waste smoking material or any other previously ignited or spontaneously ignitable material shall be discarded into solid, non-combustible containers having tight fitting lids of the same construction.

(17) Add 308.3.7 Exception 4 to read as follows:

Where in compliance with 308.3.1.2 of the Redmond Fire Code and approved by the Fire Code Official.

(18) Amend 314.4 to read as follows:

"Liquid- or gas-fueled vehicles, fueled equipment, boats..." - the remainder the same

(19) Add Section 503.1.1.1 to read as follows:

The fire apparatus access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any building and within 50 feet of

Deleted: (5) Add Section 105.7.13 as follows:¶
105.7.13 Battery Systems. A construction permit is required to install stationary lead acid battery systems having a liquid capacity of more than 50 gallons. ¶

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Deleted: (12) Add Section 308.3.1.2 and subsections as follows:¶
308.3.1.2 Flaming Food and Beverages Preparation: ¶
308.3.1.2.1 General. The preparation of flaming foods or beverages in places of assembly and drinking or dining establishments shall be in accordance with Section 1109.9 ¶
308.3.1.2.2 Dispensing. Flammable or combustible liquids used in the preparation of flaming foods or beverages shall be dispensed from one of the following: ¶
1. A 1-ounce (29.6 ml) container or ¶
2. A container not exceeding 1 quart (946.5 ml) capacity with controlled-pouring device that will limit the flow to a 1-ounce (29.6 ml) serving. ¶
308.3.1.2.3. Containers not in use. Containers shall be secured to prevent spillage when not in use. ¶
308.3.1.2.4. Serving of flaming food. The serving of flaming foods or beverages shall be done in a safe manner and shall not create high flames. The pouring, lading or spooning of liquids is restricted to a maximum height of 8 inches (203 mm) above the receiving receptacle. ¶
308.3.1.2.5. Location. Flaming foods or beverages shall be prepared only in the immediate vicinity of the table being served. They shall not be transported or carried while burning. ¶
308.3.1.2.6 Fire protection. The person preparing the flaming foods or beverages shall have a wet cloth immediately available for use in smothering the flames in the event of an emergency. ¶

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at least 25 percent of the perimeter of the building. Where access roadway cannot be provided, the Fire Code Official is authorized to require an approved fire protection system or systems as provided in RMC 15.06.017.

(20) Add Section 503.1.1.2 to read as follows:

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Any required emergency vehicle access routes or areas, including Emergency Vehicle Operations Areas, turnarounds, overhang areas, or similar, that are not within a public right of way shall be maintained in an approved and recorded Emergency Vehicle Access Easement.

(21) Add Section 503.2.7.1 as follows:

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All required access roadways shall be constructed so that the maximum gradient is 10 percent. No access roadway or access road approach to a public way shall have an arc higher than 12 inches in less than 18 feet. Where these requirements cannot be provided, the Fire Code Official is authorized to require an approved fire protection system or systems as may be required by the Chief in RMC 15.06.017.

(22) Add Section 503.4.1 as follows:

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The Chief shall have the power and authority to remove or cause to be removed without notice, any vehicle, vessel or thing parked or placed in violation of Section 503.4 of the International Fire Code. The Chief may direct a property owner or property manager of a commercial or multi-family development to have such vehicles towed and/or contract with a towing company to have such vehicles towed when necessary to maintain fire access unobstructed. The owner of any item so removed shall be responsible for all towing, storage and other charges connected therewith.

(23) Add a Section 505.3 to read as follows:

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Street and road designations shall be as determined and assigned by the Chief.

(24) Amend 508.5.1 as follows:

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In the first paragraph change 400 feet to 150 feet; in exception 1 change 600 feet to 300 feet; and amend exception 2 to read: "For Group R-3 and U occupancies equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3, the distance requirement shall be 600 feet (183 m)."

(25) Add to 602, definitions as follows:

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Power Tap. A listed device for indoor use consisting of an attachment plug on one end of a flexible cord and two or more receptacles on the opposite end, and has overcurrent protection.

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(26) Amend 803.1 to read as follows:

"General requirements. The provisions of section 803.1.1 through 803.1.4 shall be applicable..." - the remainder the same

Deleted: (23) Add 803.1.4 as follows:¶
803.1.4 Atrium Furnishings 803.1.4.1. Potential heat. Potential heat of combustible furnishings and decorative materials within atria shall not exceed 9,000 Btu per pound (20 934 J/g) when located with an area that is more than 20 feet (6096 mm) below ceiling-level sprinklers. ¶
803.1.4.2. Decorative materials. Decorative material in atria shall be noncombustible, flame resistant or treated with a flame retardant. ¶

(27) Add section 901.4.1.1 to read as follows:

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The installation, modification, and maintenance of any fire protection system or component shall be in accordance with applicable standards. The Redmond Fire Department Standards applicable to the particular system shall constitute the primary reference document.

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(28) Add section 901.10 to read as follows:

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901.10 Problematic Fire Protection Systems: In the event where 3 or more preventable system malfunctions or maintenance-related activations occur in any 30 day period, the Fire Code Official may declare the system to be a problematic system and is authorized to direct corrective action to be taken. The Fire Code Official is authorized to have the fire protection system placed out of service. The procedures found in section 901.7 "Systems out of service" shall be followed.

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(29) Add Section 903.2.14 as follows:

An approved Fire Sprinkler system is required in any structure other than detached one and two family dwellings or townhouses (per the IRC) where the total area is 3,000 square feet or more Gross Floor Area.

Deleted: (26) Amend Section 903.2.1.2 Group A-2 #2 to read as follows: ¶
The fire area has an occupant load of 100 or more ¶

(30) Add Section 903.2.15 as follows:

An approved Fire Sprinkler system is required in any structure where the required fire flow as determined by the Chief in accordance with Redmond Fire Department Standards is 3,500 gallons per minute or more, or exceeds available fire flow.

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(31) Amend Section 903.4.2 to read as follows:

"903.4.2 Alarms. Approved audible and visible alarm notification appliances shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the Fire Code Official. Sprinkler..." - the remainder the same.

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And add the following exception:

Exception: With approval of the Fire Code Official, audible and visible alarm notification appliances may be omitted for approved residential sprinkler systems in 1 or 2 dwelling units if not otherwise specifically required.

(32) Add to Section 903.4.3 the following exception:

Exception: When approved by the Fire Code Official in NFPA 13D and NFPA 13 R systems.

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(33) Add section 905.3.8 as follows:

905.3.8 High Rise Building Standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 in. Two 2 1/2 in. hose connections shall be provided on every intermediate floor level landing in every required stairway. Where pressure reduction valves (prv) are required, each hose connection shall be provided with its own prv. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.

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(34) Amend section 905.8 to read as follows:

905.8 Dry Standpipes. Dry standpipes, when approved by the Fire Code Official, are acceptable where the standpipe may be subject to temperatures of less than 40 degrees (F) and shall be in accordance with NFPA 14.

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(35) Add section 907.15.1 as follows:

Monitoring and supervision of fire protection systems shall be with approved central station service, including provisions for third party certification per Redmond Fire Department Standards.

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(36) Add Section 1011.1.1 as follows:

All exit sign letters shall be green on a contrasting background.

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(37) Add Section 1028.7, Blocking of Self or Automatic Closing Doors, as follows:

Any door which is an integral part of a rated assembly and which is normally self or automatic closing shall not be blocked, obstructed or otherwise impaired or made inoperative. See also Section 703.2.

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(38) Amend section 1404.5 to read as follows:

"When required by the fire code official for building construction or demolition that is hazardous in nature, qualified..." the remainder the same

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(39) Add Section 2704.2.2.7 as follows:

Secondary containment shall be provided for all new installations of storage tanks and associated piping.

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(30) Add Section 3308.1.1 as follows:

Fireworks. Refer to Chapter 9.26 RMC (Fireworks) and to RCW 70.77.120 et seq. (State Fireworks Law).

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(41) Add Section 3403.4.1, Secondary Containment as follows:

Secondary containment shall be provided for all new installations of storage tanks and associated piping.(Ord. 2220 § 1, 2004).

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15.06.014 Deletions.

The following portions cited from the International Fire Code, 2006 Edition, as adopted in RMC 15.06.011, are hereby deleted:

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(1) In Sections 603.1.7, 604.2.16.1 &.2, 605.1, 605.3 exception 1, 605.4, 605.9, and 606.15 delete the reference to "ICC" and leave the reference to the Electrical Code.

Deleted: (1) In Section 102.3, 102.4, and 102.5 delete the word "Existing" from "International Existing Building Code."¶

(2) In Section 901.7 delete the word "required" in the first line, preceding "fire protection system."

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(3) In Section 903.2 delete the exception in its entirety.

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(4) In Section 903.4.3. delete "in high rise buildings."

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(5) In Section 906.1 item #1 delete the exception. (Ord. 2220 § 1, 2004).

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15.06.015 Fire detection systems.

The following regulations constitute general requirements of fire detection and alarm systems and supervisory and alarm requirements for sprinklered buildings. Specific requirements may be found in the Redmond Fire Department Standards.

(1) General Requirements. An approved supervised fire detection system shall have detectors sensitive to any of the products of combustion or fixed temperature and rate of rise detectors; a fire alarm panel; audible and visual alarm notification devices; contractual arrangements for continuous central station service monitoring, maintenance and repair; and exterior audible and visual signaling as required by Redmond Fire Department Standards for the particular occupancy. Alarm requirements for an approved supervised fire sprinkler system shall include water flow switches or pressure switches as applicable; applicable supervisory switches; tamper switches; a fire alarm panel; audible and visual alarm notification devices; contractual arrangements for continuous central station service monitoring, maintenance and repair; and

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exterior audible and visual signaling as required by Redmond Fire Department Standards for the particular occupancy.

(2) Maintenance. All approved systems shall be maintained and shall be under supervision of a responsible and qualified person or organization having a specialty low voltage license issued by the State of Washington, having a City of Redmond business license, and satisfying the requirements of the Redmond Fire Department Standards. Inspections, tests, repairs, notifications of trouble and alarm, records of all notifications and work done shall be as required in the Redmond Fire Department Standards.

(3) Where Required. An approved supervised and maintained fire detection system shall be required in the following structures. For the purposes of this section, an area separation wall or fire wall, or occupancy separation or fire barrier wall, or a distance of 10 feet or less shall not constitute a separation between two structures on the same property.

(a) Throughout every structure used for residential occupancy containing five or more dwelling units, and not having an approved sprinkler system.

(b) Throughout every structure used for any purpose where the total area is 6,000 square feet or more and there is not an approved sprinkler system. Computation of square footage shall be according to Redmond Fire Department Standards.

(c) Throughout any structure where the total area is 3,000 square feet or more and there is not an approved sprinkler system except R-3 single-family residences; and provided, that this section shall have no application to any structure for which a building permit application was on file with the City as of July 1, 1986. Computation of square footage shall be according to Redmond Fire Department standards.

(d) Where required elsewhere by the Redmond Fire Code, IBC or the State of Washington.

(4) Retroactive Application of Regulations. The requirements set forth in subsection (3) of this section are intended to apply retroactively to those existing structures identified below. The date by which all such structures are required to be in compliance is as indicated below:

Use/Structure	Compliance Date
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Any occupancy except residential with a total area of 6,000 square feet or more	1/1/88
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Notwithstanding the foregoing provisions, structures in areas annexed to the City shall not be required to comply with this chapter until the expiration of one year from the date of annexation. Except as provided above, subsection (3) of this section shall apply prospectively only, commencing upon the effective date of the ordinance codified in this chapter.

(5) Approval Requirements.

(a) Prior to the installation of a fire alarm system, specifications, calculations and a minimum of three copies of plans per Redmond Fire Department Standards shall be submitted to the fire department for approval and permit. The plans shall indicate the layout of all equipment to be used, and an accurate, scaled and dimensioned representation of floor and ceiling configurations, and

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wall, ceiling, attic and roof support details which could affect layout. The manufacturer and model number of each component of the system shall be indicated. An accurate accounting of all wire and devices used shall be listed. The ambient sound level used for the design shall be indicated.

(b) Prior to occupancy of the building, the fire alarm system shall be tested and/or inspected in the presence of, and shall be approved by, the Chief.

(6) Modifications.

(a) When a building remodel or addition creates spaces which would otherwise be required to have detectors, the system shall be modified in an approved manner so that the building in its entirety will meet all the requirements for an approved system.

(b) Prior to modifications, plans shall be submitted as per RMC 15.06.015(5)(a) for approval and permit.

(c) Prior to occupancy of the remodeled or added portion, the modified alarm system shall be tested and/or inspected in the presence of, and approved by, the Chief as outlined in Redmond Fire Department Standards.

(7) Supervisory and Alarm Requirements for Sprinkler Systems. Any structure which has installed an approved sprinkler system shall have the flow and control valves monitored and supervised using approved Central Station Service per Redmond Fire Department Standards.

Exceptions:

(1) Approved domestically supplied local systems with 10 heads or less per building, if not otherwise required.

(2) Approved one and two family residential sprinkler systems, if not otherwise required.

(a) The fire alarm system shall also supervise all above-ground exterior control valves for tamper and supervise low/high air pressure on dry sprinkler systems, as required in the Redmond Fire Department Standards.

(b) All monitored systems shall have an approved alarm panel and transmitter. All panels shall have battery back-up. Refer to Redmond Fire Department Standards.

(c) All sprinkler systems shall be provided with approved audible and visual alarm devices throughout occupiable spaces.

(8) Nonconforming Buildings.

(a) The use of any building not conforming to the provisions of this section and to which the provisions of this section would apply shall be terminated on or before January 1, 1988, unless the building has been made to comply with the requirements of this section. Buildings in portions of the City annexed subsequent to January 1, 1986, shall not be subject to the provisions of this section until the expiration of one year from the date of annexation. See subsection (4) of this section for retroactive application regulations.

Exception: Alarm systems which are required under subsection (3)(c) of this section until such time as the occupancy use changes.

(b) Except as provided in subsection (8)(a) of this section, structures which are nonconforming to these requirements shall be required to meet current standards when alteration or expansion of the structure takes place and the following takes

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place within any three-year period: The gross floor area of the structure is increased by 100 percent or more; or the costs stated on all approved building permit applications for the structure equal or exceed the assessed value of the structure at the beginning of that three-year period. When such a nonconforming structure has been destroyed, damaged or has incurred a loss equal to or greater than 50 percent of its assessed or appraised value, whichever is greater, it shall thereafter conform to current requirements.

(9) Smoke Detection Devices. Compliance with State law is required. Compliance with the requirements of this section shall not relieve the owner or tenant of any structure governed by the Laws of the State of Washington, relating to installation and maintenance of smoke detection devices, from the duty to comply with said statute. (Ord. 2220 § 1, 2004).

15.06.016 Sprinkler systems.

The following regulations constitute general requirements for sprinkler systems:

(1) General Requirements. All approved sprinkler systems shall meet the requirements of the Redmond Fire Department Standards and the Redmond Fire Code. All systems shall have an adequate water supply, system of piping, and sprinkler heads designed to discharge water on a fire at an appropriate time and in an effective manner and, when applicable, a DOH-approved, maintained, and tested backflow preventer installed in either an exterior vault or inside the building at the riser. All underground sprinkler supply piping shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department.

(2) Maintenance. All approved systems shall be maintained per Redmond Fire Department Standards. Additionally, those who perform required maintenance and repair shall keep accurate records of all notifications and work done and shall make such reports to the Fire Department as required by the Redmond Fire Department Standards.

(3) Where Required. An approved sprinkler system shall be required in the following structures. For the purposes of this section, an area separation wall or fire wall, or occupancy separation or fire barrier wall, or a distance of 10 feet or less shall not constitute a separation between two structures on the same property.

(a) All high-rise buildings constructed in Redmond shall be provided with an approved sprinkler system throughout.

(b) In any structure where the total area is 3,000 square feet, except detached one- and two-family dwellings or townhomes (IRC), computation of square footage shall be according to the Redmond Fire Department Standards.

(c) In any structure where the required fire flow as determined by the Chief in accordance with Redmond Fire Department Standards is 3,500 gallons per minute or more, or the calculated fire flow demand exceeds available flow.

(d) When required by the Chief for the protection of exposures, etc., exterior sprinklers may be required when combustible materials are stored next to a fully sprinklered building.

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(e) In buildings with an A-2 occupancy with greater than 100 occupant load, or in buildings where the A-2 fire area exceeds 5,000 square feet, or in buildings where the A-2 fire area is located on a floor other than the level of exit discharge.

(f) In any building with an assembly occupancy where the total occupant load of the building is over 200.

(g) When any non-sprinklered structure adds square footage so that the total area exceeds 10,000 square feet.

(h) An approved automatic fire sprinkler system shall be installed in new one- and two-family dwellings and townhouses as described in the International Residential Code in accordance with Section 903.3.1 of the International Fire Code, 2006 edition.

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Exception: This subsection (h) does not require the installation of an approved fire sprinkler system in any mobile home or manufactured home. This exception is limited to this subsection (h) and nothing herein exempts a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any other section or subsection of this code or of any International Code adopted by the City.

(i) Existing detached one- and two-family dwelling units where additions result in a gross floor area greater than 6,000 square feet must be retrofitted with an automatic sprinkler system throughout.

Exception: Additions to detached one- or two-family dwellings of up to 500 square feet are permitted without compliance with this section. This is a one-time exemption and this exemption must be recorded with King County Records and Elections.

(j) Existing buildings, other than detached one- and two-family dwelling units where additions result in a gross floor area greater than 5,000 square feet must be retrofitted with an automatic sprinkler system throughout. Subject to the approval of the Fire Chief, a phasing plan of up to five years is permitted except for buildings to which subsection 15.06.016(3)(g) applies.

(k) Where required elsewhere by the Redmond Fire Code or the International Building Code.

For the purposes of the section above the following definition shall be applicable where used:

Floor Area, Gross: For the purpose of this section, "gross floor area" shall be defined as the floor area, whether above or below grade, within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of the interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts. For the purposes of this section, fire barriers of any type do not constitute separate buildings.

(4) Approval Requirements.

(a) Prior to the installation of a sprinkler system, specifications, calculations and a minimum of three copies of plans per Redmond Fire Department

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Standards shall be submitted to the fire department for approval. The plans shall indicate the layout of all equipment to be used and an accurate representation of floor and ceiling plans, with wall, ceiling, attic and roof support configurations. The manufacturer and model number of each component of the system shall be indicated. An accurate accounting of all heads, valves, and switches shall be listed. The commodity class(es) to be protected, the design layout, the design criteria, and the water supply assumptions shall be indicated.

(b) Prior to the occupancy of the building, the sprinkler system shall be tested and/or inspected in the presence of, and shall be approved by, the Fire Code Official. This applies to both the flow and supervision portions of the systems where applicable.

(5) Modifications.

(a) When the remodel of, or addition to, a building to which this code applies creates spaces which would otherwise be protected by sprinkler heads, the system shall be modified in an approved manner so that the building in its entirety will meet all the requirements for an approved system.

(b) Prior to modifications, plans shall be submitted as per subsection (4)(a) of this section for approval.

(c) Prior to occupancy of the remodeled or added portion, the modified sprinkler system shall be tested in the presence of, and approved by, the Chief as per subsection (4)(b) of this section.

(6) Nonconforming Buildings. Except as provided in the International Fire Code, Section 102 requirements for nonconforming uses and structures shall be as provided in subsections (3)(g) (i) ~~and (j)~~ of this section, ~~and Community Development Guide 20 F.10.50-90 (3)~~. (Ord. 2220 § 1, 2004).

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15.06.017 Restricted access buildings.

(1) Where a building or portion of a building is so located or constructed with grades, elevations, vegetation or other natural or manmade obstacles which make exterior or interior access and/or use by fire apparatus, equipment or personnel unduly difficult, unsafe or impossible, additional safeguards may be required by the Fire Code Official. Where such access is being proposed as part of a land subdivision, the Fire Code Official may declare a proposed lot unaccessible and therefore deny that proposed lot. Safeguards may consist of the following applicable items or alternates suitable for firefighting, fire protection, EMS, and/or rescue operations as specified by the Fire Code Official:

- (a) Automatic fire sprinkler throughout.
- (b) Smoke detection system.
- (c) Automatic fire alarm systems.
- (d) Communication systems.
 - (i) Voice alarm system;
 - (ii) Public address system;
 - (iii) Fire department communication system.
- (e) Central control station.
- (f) Smoke control systems.
- (g) Emergency elevator systems.
- (h) Emergency exits.

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- (i) Emergency areas of refuge including horizontal exits and smoke-proof enclosures.
- (j) Vertical and horizontal standpipes.
- (k) Standby power, light and emergency systems.
- (l) Emergency medical services-sized elevator (4' x 7' clear interior).
- (2) All systems shall meet the design requirements set forth in the Redmond Fire Department Standards and Redmond Fire Code. (Ord. 2220 § 1, 2004).

15.06.018 Preventable fire alarms.

A preventable fire alarm is the activation of any fire protection or alarm system which results in the response of the Fire Department and is caused by malfunction, improper maintenance, negligence, or misuse of the system by an owner, occupant, employee, or agent, or any other activation not caused by excessive heat, smoke, fire, or similar activating event.

1. Preventable alarms shall include situations such as the following:

a. Erroneous transmission of an alarm or trouble signal by a fire alarm monitoring company.

b. Transmission of an alarm or trouble signal while working on a fire protection system connected to an alarm system when reasonable steps were not taken to prevent the reporting of an alarm to the Fire Department.

c. Transmission of an alarm or trouble signal during fire drills, or testing of a fire protection or alarm system when reasonable steps were not taken to prevent the reporting of an alarm to the Fire Department.

d. Work such as painting, welding, cleaning, cooking, dust-producing activities, or similar which activate a signal from the fire alarm system.

e. Accidental activation of a fire alarm system or component when reasonable steps were not taken to prevent the activation and reporting of an alarm to the Fire Department.

f. Damaging any system device, panel, wiring or component when reasonable steps were not taken to prevent such damage and the reporting of an alarm to the Fire Department.

g. Improper installation or use of system components, including location in, or near, atmospheres incompatible with the device (moisture, acidic, high air flow, vents, fans, dust, etc.).

h. Installation of unapproved or incompatible components or devices, or improper modification to components or devices which result in a signal from the fire alarm system.

i. Activation of the alarm for a non-emergency situation that does not warrant an emergency Fire Department response.

2. Preventable alarms shall not include situations such as the following:

a. System activation due to actual fire, explosion, smoke production, overheating, or similar that did or could have produced fire.

b. Manual activation of a fire alarm where it was believed a fire or other emergency existed which required emergency Fire Department response.

c. A system signal caused by unintentional release of steam, heat, gases, water, or vapor which might activate a detector when reasonable steps have been taken to prevent such release.

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d. A system signal caused by earthquake, lightning, or other natural occurrences that result in power fluctuations, movement, or flooding of a building.

e. Work on telephone lines or central office equipment that causes disruption in the signal, or produces erroneous signals, when reasonable steps have been taken to prevent such disruption.

f. Accidental activation of a fire alarm system or component when reasonable steps have been taken to prevent the activation and reporting of an alarm to the Fire Department.

3. Owner Responsibilities.

a. A fire alarm system is a building system which is the responsibility of the building owner to install correctly and maintain properly.

b. The owner shall have a contractual relationship with a qualified company for provision of equipment and service to meet requirements established for the installation and maintenance of such systems. The owner may change to any qualified company to provide such equipment and service but must provide a smooth transition so that equipment is not damaged nor service interrupted. The owner shall provide the Redmond Fire Department with a minimum 30 days' notice prior to the occurrence of such a change. Details of these general requirements are found in RMC 15.06.015 and the Redmond Fire Department Standards.

4. Notification and Fees.

a. If an alarm is deemed by the Fire Code Official to be a preventable alarm, the Fire Code Official shall determine who was responsible for the initiating of the preventable alarm. The responsible individual, company, occupant, owner, or the agent for the occupant or owner shall receive notice in writing from the Fire Code Official indicating the date and time of the alarm, the determination made, notice of the fee to be imposed, and steps which can be taken for relief from the fee if applicable. An employee acting on behalf of a company with a contractual relationship with the owner or occupant shall be considered to be under the direction of their company and generally the company shall be held responsible for the actions of the employee that have caused a preventable alarm. If the initiation is not directly attributable to the action of an individual, company, or occupant, the owner or owner's agent shall be responsible and receive the notice noted above.

b. The owner shall not be considered to have caused a preventable alarm if such preventable alarm is caused by malicious action of another who is not under the control of, nor under contract with, the owner.

c. Fees shall be as established by the adopted fee schedule. The next annual business license shall not be issued until all past due fees are paid.

5. Relief From Fees.

a. If the preventable alarm is caused by a malfunction, improper maintenance, or similar, relief from fees against an owner or owner's representative may be waived entirely if:

i. In a non-certificated (or labeled) building, the owner or owner's representative provides to the Redmond Fire Department a valid certificate or placard for central station service within 30 calendar days of the notice of

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preventable alarm activation having been issued. A copy of a completed "Service, Repair, or Confidence Report" documenting system repair shall accompany the certificate or placard. Such central station service certificate or placard shall conform to Redmond Fire Department Standards; or

ii. In a certificated building, the owner or owner's representative provides to the Redmond Fire Department within 15 calendar days of the notice of preventable alarm activation, a copy of a completed "Service, Repair, or Confidence Report" documenting system repair.

6. Fire Watch. When a fire protection system is under repair or for any reason is unable to transmit an alarm signal, the Fire Code Official is authorized to require a fire watch per Redmond Fire Department Standards. Failure to maintain a continuous and systematic fire watch, failure to have a working method of notifying fire dispatch of an incident, or failure to comply with written directions of the Fire Code Official shall constitute a failure to maintain the alarm system and the individual, or company providing the fire watch, or the building owner or the owner's agent shall be subject to a fee per the adopted fee schedule of no less than the fee for a preventable alarm.

7. Procedures. Administrative procedures and forms necessary for the implementation of this section shall be as identified in the Redmond Fire Department Standards. (Ord. 2220 § 1, 2004).

15.06.019 New materials, processes or occupancies which may require permits.

The Fire Code Official shall determine and specify, after giving the affected person 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 of the Fire Department shall cause such list to be posted in a conspicuous place in his office and distribute copies thereof to interested persons. (Ord. 2220 § 1, 2004).

15.06.020 Wellhead protection ordinance coordination.

Fire Department construction and maintenance, reviews and inspections occur within Wellhead Protection Zones established within the RMC and the Community Development Guide. A major component of these Fire Department reviews and inspections is the verification that storage, handling, use, and operations involving hazardous materials complies with adopted codes. In order to coordinate and minimize overlap in the enforcement of the Redmond Fire Code with wellhead protection regulations, the following shall apply:

1. Regulations imposed through the Wellhead Protection Ordinance are enforceable by the Fire Code Official.

2. Where, within a particular wellhead protection zone, a threshold amount noted within the WPO is less than the threshold in the Redmond Fire Code, the lower threshold shall apply and be enforceable by the Fire Code Official

3. The Fire Code Official shall exercise authority over all Hazardous Materials Inventory Statements and Hazardous Material Management Plans for materials regulated by the Redmond Fire Code.

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4. The Fire Department shall have the authority to enforce rules governing "deleterious substances" for such substances so identified by the Redmond Natural Resources Department. Substances so identified by Natural Resources shall be listed under the subcategory "other health hazards" of Hazardous Materials. Other health hazards may include irritants, sensitizers, pyrophoric, unstable-reactive, or radioactive material, as identified by the Fire Code Official. (Ord. 2220 § 1, 2004).

15.06.021 Appeals.

Whenever the Fire Code Official or designee disapproves an application or refuses 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 has been misconstrued or wrongly interpreted, the applicant may appeal to the Chief of the Fire Department in accordance with the procedures for Type 1 review, 20F.30.30 of the Community Development Guide. Appeals from the decisions of the Chief to the Hearing Examiner shall be made as prescribed in RCDG 20F.30.30. (Ord. 2220 § 1, 2004).

15.06.022 Penalties and enforcement.

(1) Penalties for Violations. Any person who violates any of the provisions of the Redmond Fire Code or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, and from which no appeal has been taken, or who fails 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 non-compliance respectively, be subject to the penalties for violations provided in RMC 1.01.110 or 1.14.060 as deemed applicable by the Chief. 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.

(2) The imposition of penalties upon conviction shall not preclude the City and the Chief from taking further appropriate legal action to cause compliance with the provisions of the Fire Code or to remove prohibited conditions. (Ord. 2220 § 1, 2004).

15.06.023 Building permit issuance and occupancy.

The passage of the ordinance codified in this chapter is necessary for the protection of the public health, safety and welfare of the citizens of the City. No building permit shall be issued until plans, which are in compliance with this chapter, have been submitted and approved. No building shall be occupied until such approved systems have been inspected and are operational. (Ord. 2220 § 1, 2004).