

1 12/24/81

Introduced by: Bill Reams
Gary Grant
Proposed No: 81-196

2
3
4 ORDINANCE NO. 5828

5 AN ORDINANCE relating to the installation of
6 fire hydrants and water mains in King County,
7 authorizing the Department of Planning and
8 Community Development to adopt regulations
9 establishing standards relating to fire
10 hydrants and water mains; adding new sections
11 to K.C.C. 17.08; amending Ordinance 3087,
12 Section 10 and K.C.C. 17.08.090; repealing
13 Ordinance 3087, Sections 2, 3, 4, 5, 6, 7 and
14 8, Ordinance 3316, Sections 1, 2, 3 and 4,
15 Ordinance 3660, Section 13, Ordinance 4244,
16 Section 1, Ordinance 4401, Section 1 and K.C.C.
17 17.08.010, 17.08.020, 17.08.030, 17.08.040,
18 17.08.045, 17.08.050, 17.08.060, 17.08.070 and
19 17.08.080.

20 PREAMBLE:

21 The King County Council finds that the quality
22 of fire protection services in King County will
23 be best served by standards for installation
24 and improvement of water mains and fire
25 hydrants which are intended to provide a
26 reasonable degree of protection against the
27 fire hazard risks associated with various types
28 and densities of land uses.

29 BE IT ORDAINED BY THE KING COUNTY COUNCIL:

30 SECTION 1.

31 The following ordinances and sections of the King County
32 Code are hereby repealed:

- 33 (a) Ordinance 3087, Section 2 and K.C.C. 17.08.010;
(b) Ordinance 3087, Section 3 and K.C.C. 17.08.020;
(c) Ordinance 3316, Section 1; Ordinance 3087, Section 4
and K.C.C. 17.08.030;
(d) Ordinance 3316, Section 2; Ordinance 3087, Section 5
and K.C.C. 17.08.040;
(e) Ordinance 3316, Section 3 and K.C.C. 17.08.045;
(f) Ordinance 3087, Section 6 and K.C.C. 17.08.050;

1 (g) Ordinance 4401; Ordinance 3660, Section 13;
2 Ordinance 3087, Section 7 and K.C.C. 17.08.060;

3 (h) Ordinance 4244; Ordinance 3087, Section 8 and
4 K.C.C. 17.08.070;

5 (i) Ordinance 3087, Section 9 and K.C.C. 17.08.080.

6 NEW SECTION. SECTION 2. A new section is added to
7 K.C.C. 17.08. as follows:

8 DEFINITIONS. (A) Unless otherwise provided in this
9 section, the definitions in the Uniform Fire Code, as adopted in
10 K.C.C. 17.04.010, and in the Rules and Regulations of the State
11 Board of Health Regarding Public Water Systems, WAC 248-54-560,
12 shall apply to this chapter.

13 (B) "Fire department" shall mean the fire authority
14 normally responsible for fire suppression in a specified area.

15 (C) "Water flow" shall mean the minimum quantity of
16 water required for domestic use or fire fighting, whichever is
17 higher, at a specified building, development or site, expressed in
18 continuous gallons per minute at 20 pounds per square inch
19 residual pressure for a designated duration of time.

20 (D) "Fire marshal" shall mean the King County fire
21 marshal or his designated representative.

22 (E) "Water main" shall mean piping used to deliver water
23 to any fire hydrants or to one or more individual service
24 connections.

25 NEW SECTION. SECTION 3. A new Section is added to
26 K.C.C. 17.08 as follows:

27 APPLICATION. (A) Subdivisions and short subdivisions are
28 required to be provided with water mains and fire hydrants, con-
29 sistent with county standards and Department of Social and Health
30

1 Services principles of water system design as a condition of final
2 plat or short plat approval unless exempt pursuant to Section 4.

3 (B) All structures or additions thereto erected pursuant
4 to a building permit and/or mobile home permit shall be served by
5 operational water mains and fire hydrants consistent with county
6 standards prior to (1) the commencement or installation of
7 combustible construction or (2) prior to construction of a second
8 floor if the building is noncombustible, whichever occurs first,
9 unless exempt pursuant to Section 4.

10 (C) Mobile home parks and recreational vehicle parks
11 shall be required to provide water mains and fire hydrants
12 consistent with county standards as a condition of final site plan
13 approval.

14 (D) Permits or approvals for uses not involving a
15 structure shall be served by water mains and fire hydrants
16 consistent with county standards.

17 (E) All new water mains and all additions and extensions
18 to existing water mains shall meet the requirements of this
19 chapter, provided that water mains which serve only uses exempt
20 pursuant to Section 4 are also exempt from the requirements of
21 this chapter.

22 (F) All water purveyor comprehensive plans approved
23 pursuant to K.C.C. Chapter 13.24 shall be consistent with the
24 provisions of this chapter.

25 (G) All water mains and fire hydrants shall be served by
26 a water district or water purveyor in accordance with a current
27 water comprehensive plan approved pursuant to K.C.C. Chapter
28 13.24, or by other adequate means providing service levels
29 consistent with the provisions of this Chapter.

1 NEW SECTION. SECTION 4. A new section is added to
2 K.C.C. 17.08 as follows:

3 EXEMPTIONS. (A) The following permits and approvals are
4 exempt from the water flow and fire hydrant requirements of this
5 chapter. These exemptions do not exempt any development from
6 compliance with WAC Chapters 248-54 and 248-57.

7 (1) Subdivisions and short subdivisions which contain no
8 lot less than 35,000 square feet in size.

9 (2) Building permits for single family detached
10 dwellings and mobile home permits for mobile homes not in mobile
11 home parks, provided the lot is at least 35,000 square feet in
12 size.

13 (3) Building permits for structures classified as Group
14 M, Division 3 occupancies pursuant to the Uniform Building Code
15 which conform to the standards for agricultural buildings in the
16 Appendix to the Uniform Building Code, provided that stables and
17 riding arenas other than stables and arenas restricted to the
18 private use of the owner and owner's family are not exempt.

19 (4) Building permits for structures which do not exceed
20 two thousand five hundred (2500) square feet in floor area
21 excluding garage and which are served by a Class 4 water system.
22 Building permits for such structures which exceed two thousand
23 five hundred (2500) square feet shall be exempt from the
24 requirements of this Chapter if the Fire Marshal determines that
25 the project will not create a substantial fire hazard.

26 (5) Building permits and mobile home permits for
27 detached single family dwellings and accessory structures in
28 subdivisions which received preliminary approval prior to July 5,
29 1977, or short subdivisions which received preliminary approval
30

1 prior to the effective date of this ordinance, and which do not
2 exceed two thousand five hundred (2500) feet in floor area
3 excluding garage. Building permits for such structures which
4 exceed two thousand five hundred (2500) square feet shall be
5 exempt from the requirements of this Chapter if the Fire Marshal
6 determines that the project will not create a substantial fire
7 hazard.

8 (B) The Fire Marshal shall have the authority to impose
9 conditions, including but not limited to increased setbacks, use
10 of fire retardant materials, or drafting ponds on permits exempt
11 pursuant to subsection (A) where necessary to mitigate identified
12 fire hazards.

13 (C) Building permits and mobile home permits exempt
14 pursuant to subsection (A)(2), (A)(4) and (A)(5) and subdivisions
15 and short subdivisions exempt pursuant to subsection (A)(1) shall
16 as a condition of approval, record a covenant running with the
17 land which acknowledges the absence of fire hydrants and by which
18 owners of the property and their successors are deemed to have
19 agreed to participate in and not oppose or protest annexation to a
20 public water district or the formation of a utility local im-
21 provement district for installation of water mains and fire
22 hydrants consistent with applicable county standards.

23 NEW SECTION. SECTION 5. A new section is added to
24 K.C.C. 17.08 as follows:

25 WATER MAIN REQUIREMENTS. (A) All water mains subject to
26 this Chapter which serve fire hydrants shall be a minimum of eight
27 inches inside diameter for dead end mains and six inches inside
28 diameter for circulating mains. Hydrant leads less than fifty
29 feet in length may be six inches in diameter.

1 (B) All new water mains subject to this Chapter shall
2 have fire hydrants installed to conform to the requirements of
3 this chapter.

4 (C) All water mains subject to this Chapter shall meet
5 applicable engineering and health standards adopted by the State
6 of Washington or the water purveyor, including WAC Chapters 248-54
7 and 248-57.

8 NEW SECTION. SECTION 6. A new section is added to
9 K.C.C. 17.08 as follows:

10 FIRE HYDRANTS - SINGLE FAMILY. Fire hydrants serving
11 detached single family dwellings or duplex dwellings on individual
12 lots shall be located not more than seven hundred feet on center
13 and shall be located so that no single family lot is more than
14 three hundred fifty feet from a hydrant. Such distances shall be
15 measured on the path of vehicular access, unless a variance is
16 obtained pursuant to Section 10(A).

17 NEW SECTION. SECTION 7. A new section is added to
18 K.C.C. 17.08 as follows:

19 FIRE HYDRANTS - OTHER USES. (A) Fire hydrants serving
20 any use other than detached single family dwellings or duplex
21 dwellings on individual lots shall be located not more than three
22 hundred feet on center and shall be located so that at least one
23 hydrant is located within one hundred fifty feet of all structures
24 or uses. Such distances shall be measured on the path of
25 vehicular access, unless a variance is obtained pursuant to
26 Section 10(A).

27 (B) The Department of Planning and Community Development
28 shall adopt rules and regulations specifying the number and
29 location of fire hydrants for structures and uses which require
30 more than one fire hydrant.

1 NEW SECTION. SECTION 8. A new section is added to
2 K.C.C. 17.08 as follows:

3 MINIMUM WATER FLOW REQUIREMENTS. (A) The Department of
4 Planning and Community Development shall adopt rules and
5 regulations based upon the Guide for Determination of Required
6 Fire Flow, 1974 Edition, published by the Insurance Service
7 Office, establishing criteria for determination of water flow
8 requirements sufficient to provide reasonable fire protection.

9 (B) In no event, shall the water flow required for any
10 use be less than that required by WAC Chapters 248-54 and 248-57.

11 NEW SECTION. SECTION 9. A new section is added to
12 K.C.C. 17.08 as follows:

13 FIRE HYDRANTS. The Department of Planning and Community
14 Development shall adopt rules and regulations establishing
15 standards for design and installation of fire hydrants as
16 necessary to meet sound engineering practices and provide
17 reasonable fire protection.

18 NEW SECTION. SECTION 10. A new section is added to
19 K.C.C. 17.08 as follows:

20 VARIANCES: (A) The Fire Marshal shall have the
21 authority to approve minor deviations from the standards
22 established pursuant to this chapter when it is shown that (a)
23 strict compliance would require unreasonable fire hydrant
24 locations, fire flow requirements or water main sizes and (b) the
25 variance would not unreasonably affect adequate fire protection to
26 the area or structures served.

27 (B) The Fire Marshal shall approve variances, except as
28 provided in subsection (C) for connections to single family
29 residences served by existing water system which have fire
30

1 hydrants and fire flow of at least 500 gallons per minute if the
2 variance would not unreasonably affect fire protection and
3 provided that the purveyor's approved comprehensive plan includes
4 a method for increasing fire flow to current standards.

5 (C) The Fire Marshal shall not approve any variance
6 which would result in a violation of WAC Chapters 248-54 and
7 248-57 without prior approval of the Department of Social and
8 Health Services.

9 NEW SECTION. SECTION 11. A new section is added to
10 K.C.C. 17.08 as follows:

11 WATER PURVEYOR AUTHORITY. Nothing in this chapter or
12 rules and regulations adopted by the Department of Planning and
13 Community Development pursuant to this chapter shall be construed
14 to prohibit water purveyors from imposing more stringent
15 requirements for the construction of water mains and fire
16 hydrants.

17 NEW SECTION. SECTION 12. INDIVIDUAL SERVICE
18 CONNECTIONS. No more than 60 feet of piping which connects the
19 customer's plumbing system to the purveyor's water main or water
20 meter shall be located in any public road right-of-way unless
21 approved pursuant to K.C.C. 14.28.

22 SECTION 13. Ordinance 3087, Section 10 and K.C.C.
23 17.08.090 are hereby amended as follows:

24 ENFORCEMENT: The provisions of this chapter and any
25 rules and regulations promulgated thereunder shall be enforced by
26 the Fire Marshal in accordance with the enforcement and penalty
27 provisions of K.C.C. Title 23 (~~Ordinance 2909~~).

28 SECTION 14. EFFECTIVE DATE. The effective date of this
29 ordinance shall be ten days after its enactment, provided that
30 existing standards for determination of minimum water flow
31

1 requirements and for design and installation of fire hydrants
2 shall remain in effect until rules and regulations pursuant to
3 Sections 7 and 8 have become effective.

4 INTRODUCED AND READ for the first time this 6th day
5 of April, 1981.

6 PASSED this 4th day of January, 1982.

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 *Paul Berden*
11 Chairman

12 ATTEST:

13
14 *Dorothy M. Owens*
DEPUTY CLERK OF THE COUNCIL

16 APPROVED this 14th day of January, 1982.

17
18 *Randy Powell*
19 King County Executive