

ORDINANCE NO. 6325

AN ORDINANCE adopting fire protection regulations for high rise buildings and adding new sections to KCC Chapter 17.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. EXISTING STRUCTURES - APPLICATION. The provisions of Sections 2 through 12 of this Ordinance shall apply to all high rise buildings constructed prior to the effective date of this Ordinance which have floors used for human occupancy located more than 65 feet above the lowest level of approved fire department vehicular access.

SECTION 2. SPRINKLER SYSTEM. All required exit corridors, enclosed stairwells without open air vestibules, elevator lobbies public assembly areas having an occupant load of 100 or more, and commercial kitchen and connecting areas not separated with one hour fire resistive construction shall be protected by an approved automatic sprinkler system meeting the design criteria of the National Fire Protection Association Pamphlet 13, "Standard for the Installation of Sprinkler Systems", 1978 Edition.

EXCEPTION: A. Exit corridors, stairwells, and elevator lobbies in office buildings need not be sprinklered.

B. Public assembly areas having an occupant load of 100 or more need not be sprinklered if such areas are located on the ground floor, have exits directly to grade, and are separated from the kitchen or any hazardous area with not less than one hour fire resistive construction.

SECTION 3. DOORS AND OPENINGS. A. All doors opening into required exit corridors shall be in conformance with the Uniform Building Code, 1976 Edition, Section 3304 (g and h); PROVIDED that existing 1-3/4 inch, bonded, solid-core, wood doors equipped with self closures, do not need to be replaced.

B. All openings into required exit corridors which are not doors shall be in conformance with the Uniform Building Code, 1976 Edition, Section 3304 (g and h); PROVIDED that

1 such openings may be protected by installing an automatic sprink-
2 ler head above the opening on the room side of the corridor wall
3 in lieu of compliance with section 3304 (g and h).

4 SECTION 4. PRESSURIZED STAIRWELLS. All enclosed stairwells
5 shall be pressurized to a minimum of 0.15 and a maximum of 0.50
6 inches of water column when the building is in the fire mode as
7 provided in the Uniform Building Code, 1976 Edition, Section
8 3309(h).

9 EXCEPTION. A. Approved smoke towers with open air vesti-
10 bules.

11 SECTION 5. STAIRWELL DOOR LOCKS. All stairwell doors
12 which are to be locked from the stairwell side shall automatical-
13 ly unlock without unlatching, when the fire alarm or fire detec-
14 tion system activates.

15 SECTION 6. STAIRWELL HATCHES. All enclosed stairwells
16 shall have an approved hatch or manual vent at the highest practi-
17 cal point in conformance with the Uniform Building Code, 1976
18 Edition, Section 3305(m).

19 SECTION 7. ELEVATORS. A. All elevators on all floors
20 shall open into elevator lobbies which are separated from the
21 remainder of the building as required for corridor construction
22 by the Uniform Building Code, 1976 Edition, Sections 3304(d) and
23 (h). All elevator lobby enclosures shall be provided with
24 one approved exit.

25 B. All automatic elevators shall be equipped for emergency
26 operation in conformance with the Uniform Building Code, 1976
27 Edition, Sections 5103(a)(1) through 5103(a)(4).

28 SECTION 8. FIRE ALARM SYSTEMS. A. All buildings shall
29 have an approved fire alarm system designed to sound a general
30 alarm (zone coded system may be used in fully sprinklered
31 buildings). The system shall be comprised of manual pull station,
32 smoke detectors, heat detectors, and shall be annunciated by
33 floor levels.

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1 B. All fire alarm systems shall be designed to be heard
2 clearly by all occupants within the building, but in no case
3 shall it be less than 60db, or 15db above ambient noise level,
4 as measured on the A scale, whichever is higher, within all
5 habitable areas of the building.

6 C. All fire alarm systems shall be connected to an approved
7 central station or the local fire department dispatch, in con-
8 formance with the Uniform Fire Code, 1979 Edition, Section
9 10.309(c).

10 SECTION 9. EMERGENCY POWER. Emergency power and light
11 shall be provided in conformance with the Uniform Building Code,
12 1976 Edition, Section 1807(j).

13 SECTION 10. EMERGENCY PLAN. A. The management of all
14 buildings shall establish and maintain a written fire and life
15 safety emergency plan in conformance with Uniform Building Code,
16 Section 1807 as amended by King County Ordinance 5485, Section
17 1(0)(1).

18 B. The Fire Marshal shall adopt rules and regulations
19 pursuant to KCC Chapter 2.98 specifying criteria for such plans.

20 C. Copies of the emergency plan and existing plan shall
21 be posted in locations approved by the Fire Marshal or the local
22 Fire Chief.

23 D. The management of all buildings shall conduct fire drills
24 for their staff and employees in conformance with Uniform Build-
25 ing Code, Section 1807 as amended by King County Ordinance,
26 Section 1(0)(2).

27 SECTION 11. ALTERNATE. B2 office buildings which are
28 protected throughout by an approved automatic sprinkler system
29 need not comply with Section 2, 3, 5, and 7A.

30 SECTION 12. COMPLIANCE SCHEDULE. All buildings subject
31 to this Ordinance shall conform to the requirements of Sections
32 2 through 11 of this Ordinance within the following time periods:
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1 A. Compliance with Section 10 shall be completed within
2 180 days of the effective date of this Ordinance.

3 B. Compliance with Sections 5, 6 and 8 shall be completed
4 within one year after the effective date of this Ordinance.

5 C. Compliance with Section 2, 3, 4, 7, 9, or sprinkleriza-
6 tion alternate shall be completed within three years after the
7 effective date of this Ordinance.

8 D. The owners of buildings subject to this Ordinance, or
9 their representatives, shall submit plans to the Manager of the
10 Building and Land Development Division which set forth intended
11 methods of complying with this Ordinance. Such plans shall be
12 submitted within 180 days of the effective date of this
13 Ordinance.

14 SECTION 13. APPEALS. The King County Building Code Appeals
15 and Advisory Board shall have the authority to hear appeals and
16 grant necessary deviations from this Ordinance as follows:

17 A. All alternate materials or methods of compliance,
18 if such alternate materials or methods of compliance will pro-
19 vide levels of fire and life safety equal to or greater than
20 those specifically set forth in this Ordinance.

21 B. Waive specific individual requirements of this Ordin-
22 ance, if it can be shown that such requirements are not physical-
23 ly possible or practical. The financial cost of compliance
24 shall not be the sole basis for waiving any specific requirement.

25 C. Grant necessary extensions of the time limits set
26 forth in Section 12, where it can be shown that the specified
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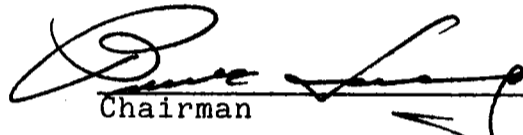
1 time periods are not physically practical or pose an undue
2 hardship. The Board shall not grant an extension of time for
3 compliance to any building owner who cannot demonstrate intent
4 and effort to comply.

5 SECTION 14. SEVERABILITY. Should any section, sub-section,
6 paragraph, sentence, clause or phrase of this Ordinance be
7 declared unconstitutional or invalid for any reason, such decision
8 shall not affect the validity of the remaining portions of this
9 Ordinance.

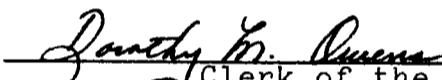
10 INTRODUCED AND READ for the first time this 17th day of
11 January, 1983.

12 PASSED this 22nd day of February, 1983.

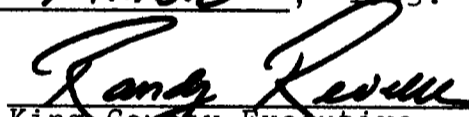
13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 
16 Chairman

17 ATTEST:

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19 Clerk of the Council

20 APPROVED this 4th day of MARCH, 1983.

21 
22 King County Executive