

ORDINANCE NO. 8737

AN ORDINANCE establishing additional fire protection requirements for construction, adding a new chapter to the King County Code, Title 17.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County Code shall be amended by adding a new chapter titled Additional Fire Protection Requirements.

SECTION 2. Definitions. Unless otherwise provided in this section, the definitions in K.C.C. 17.04 and 17.08 shall apply to this chapter.

A. "Life Safety/Rescue Access" shall mean an unobstructed access to all floor levels and each roof level of a building on not less than twenty percent of the building perimeter by utilizing a thirty-five foot ladder. An alternate method would be at least one stairway enclosure with exit doorways from each floor level and with a door opening onto each roof level which conforms to the requirements of the Uniform Building Code.

B. "Fire Detection System" shall mean a heat and/or smoke detection system monitored by a central and/or remote station conforming to the current requirements of the National Fire Protection Association standards and/or the manager of the building and land development division or his designee.

C. "Fire Sprinkler System" shall mean an integrated system of piping connected to a water supply with sprinklers which will automatically initiate water discharge over a fire, conforming to the current requirements of the National Fire Protection Association standards and/or the manager of the building and land development division or his designee.

SECTION 3. Application.

A. Life safety/rescue access. All occupancies shall be required to provide approved life safety/rescue access.

Exceptions:

1. Group M occupancies.

2. Roof access need not be provided to roof levels having a slope greater than 4 in 12.

B. Fire Detection System. All occupancies exceeding 3,000 square feet gross floor area shall be required to provide an approved automatic fire detection system. Area separation walls as noted in Section 505(e) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire detection system.

Exceptions:

1. Group M or R Division 3 occupancies.

2. Occupancies protected throughout by an approved/monitored automatic sprinkler system can delete heat detectors from the system.

C. Fire Sprinkler Systems shall be installed:

1. In all Group R, Division 3 occupancies exceeding 2,500 square feet gross floor area (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030.

2. In all R-3 occupancies without approved fire department access as defined in Section 10.207 of the Uniform Fire Code.

3. In all Group R, Division 1 occupancies having three or more floor levels or containing five or more dwelling units and hotels having three or more floor levels or containing ten or more guest rooms. Quick response standard sprinkler heads shall be used in accordance with their approved listing in the dwelling unit and guest room portions of the buildings. Area separation walls as noted in Section 505(e) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

4. In Group A occupancies that are used as nightclubs and discos where no alcohol is served and where the total gross floor area exceeds 5,000 square feet. Area separation walls as noted in Section 505(e) of the Uniform Building Code shall not be

1 considered to separate a building to enable deletion of the  
2 required fire sprinkler system.

3 5. In all other occupancies requiring 2,000 gallons per  
4 minute or more fire flow, or where the total floor area included  
5 within the surrounding exterior walls on all floor levels  
6 including basements exceeds 10,000 square feet. Area separation  
7 walls, as noted in Section 505(e) of the Uniform Building Code,  
8 shall not be considered to separate a building to enable deletion  
9 of the required fire sprinkler system.

10 Exception: Group M occupancies.

11 D. Alterations, repairs, and building additions. The  
12 provisions of this ordinance shall apply to all buildings to which  
13 more than fifty percent of its county assessed value at the time  
14 of the first permit application will be altered or repaired within  
15 any seventy month period of time. Any additions to an existing  
16 structure shall be considered new construction and subject to the  
17 provisions of this ordinance.

18 E. Notice to Fire Districts. At the time of application for  
19 a building permit, all subdivisions, planned unit developments,  
20 rezones, conditional use and unclassified use permits to the  
21 building and land development division, the applicant shall submit  
22 a copy of the application to the applicable fire district. The  
23 fire district shall supply a receipt to the applicant.

24 SECTION 4. Regulative authority. The department of parks,  
25 planning, and resources shall adopt rules and regulations for the  
26 implementation of this chapter, including:

27 A. Procedures to assure that building permits for structures  
28 conform to the requirements of this chapter.

29 B. Procedures to assure that these standards shall be  
30 reviewed as part of the subdivision, planned unit development,  
31 rezone, conditional use and unclassified use permit processes.

32 C. Procedures to assure that a report of fire protection  
33 impacts is submitted in all cases where a proposed structure or

1 land use is regulated.

2 D. Standards published by the National Fire Protection  
3 Association including a standard known as NFPA 13R to be applied  
4 to all R1 occupancies.

5 E. Allow for hydrant spacing requirements to be relaxed by as  
6 much as fifty percent pursuant to K.C.C. 17.08, except when such  
7 allowances would unreasonably reduce fire protection to the area  
8 or structures served.

9 SECTION 5. Deviations/Appeals. The manager of the building  
10 and land development division or his designee shall have the  
11 authority to approve deviations from the standards established  
12 pursuant to this chapter when it is shown that:

13 A. The deviation would not unreasonably reduce fire  
14 protection to the area or structures served, and

15 B. The deviation has been submitted for review and response  
16 to the fire chief of the applicable fire district. If no response  
17 is received from the fire chief within 7 days of submittal, it  
18 shall be assumed the chief concurs with the opinion of the manager  
19 of building and land development or his designee. If a response  
20 is received within 7 days which is not in accordance with the  
21 opinion of the manager of the building and land development  
22 division or his designee, the issue shall be submitted to the King  
23 County fire prevention advisory and appeals board for resolution.

24 SECTION 6. Additional Conditions. A. All condominiums shall  
25 have the following wording in the recorded Declaration of  
26 Covenants and a copy of the document shall be provided to the  
27 manager of the building and land development division or his  
28 designee:

29 1. In the event that any unit should be equipped with a  
30 sprinkler system, nothing shall be hung from the sprinklers  
31 comprising a part of the system nor shall any such sprinklers be  
32 painted, covered, or otherwise changed, tampered with or altered.  
33

1           2. Prior to any alteration, amendment, modification or  
2 change thereof, the owners or their agents will submit such  
3 alteration, amendment, modification or change to the manager of  
4 the building and land development division or his designee for  
5 his/her approval and agrees to comply with all applicable  
6 sprinkler requirements.

7           B. The manager of the building and land development division  
8 or his designee retains the authority under section 10.301(b) of  
9 the Uniform Fire Code to impose additional conditions, including  
10 but not limited to increased setbacks, use of fire retardant  
11 materials or standpipes where determined necessary to mitigate  
12 identified fire protection impacts.

13           SECTION 7. Enforcement. The provisions of this chapter and  
14 any rules and regulations promulgated thereunder shall be enforced  
15 by the manager of the building and land development division or  
16 his designee in accordance with the enforcement and penalty  
17 provisions of K.C.C. Title 23.

18           SECTION 8. Liability. The express intent of the King County  
19 Council is that responsibility for compliance with the provisions  
20 of this chapter in regard to fire protection availability to a  
21 specific development shall rest exclusively with the permit  
22 applicant and their agents.

23           This chapter and its provisions are adopted with the express  
24 intent to protect the health, safety and welfare of the general  
25 public and are not intended to protect any particular class of  
26 individuals or organizations.

27           The King County council expressly recognizes there are limited  
28 public funds available for implementation and enforcement of the  
29 provisions of this chapter and for the establishment of fire  
30 suppression capability by fire districts. The King County council  
31 also recognizes that the level of services these public funds can  
32 support must be balanced against the economic impact of the costs  
33 for these services. Consequently, the funds appropriated for

1 implementation and enforcement of the provisions of this chapter  
2 are those which, in the judgment of the King County council, best  
3 protect the overall health, safety and welfare interests of the  
4 public.

5 This chapter shall not be construed as placing responsibility  
6 for assuring the adequacy of fire protection services upon King  
7 County or any officer, employee or agent of King County, any fire  
8 district, water purveyor, employee or agent of such fire district  
9 or water purveyor. Procedures established pursuant to this  
10 chapter are spot checks designed to foster and encourage  
11 compliance but are not guarantees or assurances that permits or  
12 work undertaken pursuant to permits complies with all applicable  
13 provisions of the chapter. It is the responsibility of the permit  
14 holder to comply with the procedures regarding the adequacy of  
15 fire protection service.

16 SECTION 9. Effective date. The effective date of this  
17 ordinance shall be February 1, 1989.

18 SECTION 10. Severability. Should any section, subsection,  
19 paragraph, sentence, clause or phrase of this ordinance be  
20 declared unconstitutional or invalid for any reason, such decision  
21 shall not affect the validity of the remaining portions of this  
22 ordinance.

23 INTRODUCED AND READ for the first time this 25th day  
24 of July, 1988.

25 PASSED this 21st day of November 1988.

26 KING COUNTY COUNCIL  
27 KING COUNTY, WASHINGTON

28 Ray Hancock  
29 Chairman

30 ATTEST:

31 Dorothy M. Stevens  
32 Clerk of the Council

33 APPROVED this 1st day of December, 1988.

Quinn Hill  
King County Executive