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LAING

1 May 15, 1989/HK

INTRODUCED BY:

LAING

2 PROPOSED NO.: 88-852

3  
4 ORDINANCE NO.

**8958**

5 AN ORDINANCE relating to minimum security standards  
6 for multi-family buildings containing five or more  
7 rental residential units, and adding a new chapter  
8 to the King County Code, Title 16.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. The King County Code shall be amended by adding a new  
11 chapter titled Minimum Security Standards.

12 SECTION 2. Definitions. Unless otherwise provided in this section,  
13 the definitions in K.C.C. 16.04 and 21.04 shall apply to this chapter.

14 A. "Bolt throw" is the distance from the lock front surface to the  
15 farthest projected point on the bolt at the center line when subjected to  
16 end pressure.

17 B. "Dead bolt" is a lock bolt which does not have a spring action.  
18 The bolt must be actuated by a key from the exterior and a knob or thumb  
19 turn from the interior and when projected becomes locked against return by  
20 end pressure.

21 C. " Dwelling unit" is defined pursuant to K.C.C. 21.04.315.

22 D. "Rent or lease" means an agreement, oral or written, relating to  
23 the use and occupancy of a dwelling.

24 E. "Strike plate" is a metal plate secured to the door jamb which  
25 serves to receive the bolt throw.

26 SECTION 3. Application.

27 A. This chapter shall apply to all new and existing rented or leased  
28 Group R, Division 1 occupancies containing five or more dwelling units in  
29 order to provide renters with reasonable security from criminal activity,  
30 and to protect the public health, welfare and safety.

31 B. Every exit door from a dwelling unit shall be equipped with a  
32 dead bolt lock with at least a one (1) inch bolt throw. The strike plate  
33 shall be secured to the door frame with screws of at least two and one-half

1 (2- $\frac{1}{2}$ ) inches. Manually operated edge- or surface-mounted flush bolts shall  
2 not be used as a substitute for a dead bolt lock. The lock shall be  
3 constructed so that the dead bolt lock shall be opened from the inside  
4 without the use of a key or tool and mounted at a height not to exceed 48  
5 inches above the finished floor.

6 C. Every exit door from a dwelling unit shall have a viewport which  
7 shall be arranged so that the occupant has at least a 180° view of the area  
8 immediately outside the door without opening the door. The installed  
9 viewport shall require a hole not larger than one (1) inch in diameter  
10 through the door, have at least a 1/4 inch thick glass disc and the holder  
11 shall be of metal which will not melt out when subject to temperatures of  
12 1700 degrees fahrenheit. Viewports installed in accordance with this  
13 section in existing 20 minute and 45 minute rated fire doors shall not be  
14 deemed to diminish the rating of the fire door nor invalidate its listing.  
15 Exit doors from a dwelling unit which have windows or are otherwise  
16 transparent and offering at least a 180° view of the area immediately  
17 outside the door shall be exempt from the requirements of this section.

18 D. Every exterior sliding patio door from a dwelling unit shall be  
19 equipped from the interior with a patio door bar lock or patio pin type  
20 locking device.

21 E. All windows which open shall be equipped with latching devices  
22 which operate from the interior.

23 F. Building entrances, including main, rear, service, and  
24 garage-to-building entrances in all new rented or leased Group R, Division 1  
25 occupancies containing five or more dwelling units, shall have doors which  
26 are self-closing and self-locking. The requirements of this section shall  
27 not apply to existing buildings as defined in Section 3.A. above.  
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1           G. All nonconforming Group R, Division 1 occupancies containing five  
2 or more dwelling units shall be brought into compliance within two (2)  
3 years after the effective date of this chapter.

4           H. The manager of the building and land division may approve a  
5 substitution of alternative security devices if the devices are equally  
6 capable of resisting illegal entry and the installation of the devices does  
7 not conflict with the requirements of this chapter or the requirements of  
8 other ordinances regulating safe exits.

9           SECTION 4. Inspection and Enforcement.

10          A. The provisions of this ordinance shall be applied to new  
11 construction as defined in Section 3A during the course of applying for the  
12 appropriate permits and complying with development requirements through  
13 construction inspection prior to the issuance of a final certificate of  
14 occupancy.

15          B. The provisions of this ordinance shall be applied to  
16 nonconforming structures as defined in Section 3G through subsequent  
17 building permit applications and a public information campaign. The  
18 building and land development division shall prepare a developer  
19 information bulletin for distribution through its office and any other  
20 acceptable channel. The department of public safety shall distribute this  
21 information through its local crime prevention program and any other  
22 acceptable channel. The building and land development division and the  
23 department of public safety shall contact interested parties and the local  
24 media to assist the county in the public information campaign.

25          C. Any violations of this chapter and any rules and regulations  
26 promulgated thereunder shall be enforced by the manager of the building and  
27 land development division or her/his designee in accordance with the  
28 enforcement and penalty provisions of K.C.C. Title 23.

1            SECTION 5. Liability. The express intent of the King County council  
2 is that responsibility for compliance with the provisions of this chapter  
3 with regard to minimum security requirements for multi-family rental  
4 residential units shall rest exclusively with the owner of the rental  
5 unit(s).

6            This chapter and the codes adopted herein are intended to protect the  
7 health, welfare and safety of the general public and are not intended to  
8 protect any particular class of individuals or organizations.

9            The King County council expressly recognizes that there are limited  
10 public funds available for implementation and enforcement of the provisions  
11 of this chapter. The King County council also recognizes that the level of  
12 services these public funds can support must be balanced against the  
13 economic impact of the costs for these services. Consequently, the funds  
14 appropriated for implementation and enforcement of the provisions of this  
15 chapter are those which, in the judgment of the King County council, best  
16 protect the overall health, welfare and safety interests of the public.

17            This chapter and the codes adopted by reference herein shall not be  
18 construed as placing responsibility for assuring the adequacy of minimum  
19 security standards for multi-family rental residential units  
20 upon King County or any officer, employee or agent of King County.  
21 Procedures established pursuant to this chapter are spot checks designed to  
22 foster and encourage compliance but are not guarantees or assurances that  
23 work undertaken pursuant to this chapter complies with all applicable  
24 provisions of this chapter. It is the responsibility of the owner of the  
25 rental unit(s) to comply with the provisions of this chapter.  
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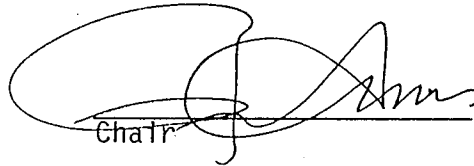
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SECTION 6. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, that decision shall not affect the validity of the remaining portions of this ordinance.

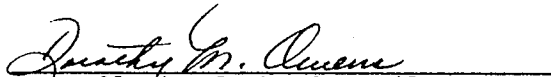
INTRODUCED AND READ for the first time this 7<sup>th</sup> day of November, 1988

PASSED this 15<sup>th</sup> day of May, 1989

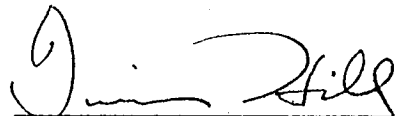
KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Clerk of the Council

APPROVED this 25 day of May, 1989.

  
King County Executive