

May 22, 1996

Introduced By:

Christopher Vance

LS/ac

Proposed No.:

96-345

ORDINANCE NO. **12321**

AN ORDINANCE relating to fire hydrants and water mains, amending Ordinance 5828, Section 4, and K.C.C. 17.08.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5828, Section 4, as amended, and K.C.C. 17.08.030 are each amended to read as follows:

Exemptions. A. The following permits and approvals are exempt from the water flow and fire hydrant requirements of this chapter. These exemptions do not exempt any development from compliance with ~~((WAC Chapters 248-54 and 248-57))~~ the requirements of state law.

1. Subdivisions and short subdivisions located outside an urban growth area designated by the King County Comprehensive Plan and which contain no lot less than 35,000 square feet in size.

~~((2. Subdivisions and short subdivisions located outside an urban growth area designated by the King County Comprehensive Plan and are developed at a density no greater than one residential building lot per five acres.))~~

~~((3. Clustered development outside an urban growth area approved with lots under 35,000 square feet in size and offsetting permanent open space, provided their density is no greater than one residential building lot per five acres.))~~

~~((4))~~ 2. Building permits for single family detached dwellings and mobile home permits for mobile homes not in mobile home parks, located outside an urban growth area designated by the King County Comprehensive Plan, provided the lot is at least 35,000 square feet in size.

~~((5))~~ 3. Building permits for structures classified as Group ~~((M))~~ U, Division ~~((3))~~ 1 occupancies pursuant to the Uniform Building Code which conform to the ~~((standards for))~~ definition of agricultural buildings in ~~((the Appendix to))~~ section 202 of the Uniform

1 Building Code, provided (~~(that stables and riding arenas other than stables and arenas~~  
 2 ~~restricted to the private use of the owner and owner's family are not exempt unless)) such  
 3 structures are located outside an urban growth area designated by the ((1994)) King County  
 4 Comprehensive Plan.~~

5 ((6))4. Building permits for structures which :

6 a. do not exceed two thousand five hundred square feet in floor area

7 (excluding garage); (~~and which~~))

8 b. are served by a ((Class 4)) Group B water system ((-)); and

9 c. are located outside an urban growth area.

10 5. Building permits for ((such)) structures which exceed the two thousand five  
 11 hundred square feet limit provided for in subsection A.4a, but comply with subsections A.4b,  
 12 and 4c, if the fire marshal determines that the project will not create a substantial fire hazard.

13 (~~(7. Building permits and mobile home permits for detached single family dwellings~~  
 14 ~~and accessory structures in subdivisions which received preliminary approval prior to July 5,~~  
 15 ~~1977, or short subdivisions which received preliminary approval prior to January 24, 1982~~  
 16 ~~and which do not exceed two thousand five hundred square feet in floor area excluding~~  
 17 ~~garage. Building permits for such structures which exceed two thousand five hundred square~~  
 18 ~~feet shall be exempt from the requirements of this chapter if the fire marshal determines that~~  
 19 ~~the project will not create a substantial fire hazard.))~~

20 B. The fire marshal shall have the authority to impose conditions, including but not  
 21 limited to increased setbacks, use of fire retardant materials, or drafting ponds on permits  
 22 exempt pursuant to subsection A. where necessary to mitigate identified fire hazards.

23 C. Building permits and mobile home permits and subdivisions and short  
 24 subdivisions exempt pursuant to subsection A((4, A. 5. and A. 6. and subdivisions and short  
 25 subdivisions exempt pursuant to subsection A. 1., A.2 and A.3)) shall as a condition of  
 26 approval, record a covenant running with the land which acknowledges the absence of fire  
 27 hydrants and by which owners of the property and their successors are deemed to have agreed  
 28 to participate in and not oppose or protest annexation to a public water district or the  
 29 formation of a utility local improvement district for installation of water mains and fire  
 30 hydrants consistent with applicable county standards; provided, this condition shall not apply

1 to any subdivision or short subdivision (~~exempt pursuant to subsection A.1., A.2., or A.3.~~),  
2 or to any building permits and mobile home permits exempt pursuant to subsection A(~~.4., A.~~  
3 ~~5., A.6. and A.7.~~)) when the lot is five acres or larger, or the proposed subdivision, short  
4 subdivision or structure is located outside an urban growth area designated by the 1994 King  
5 County Comprehensive Plan.

6 INTRODUCED AND READ for the first time this 15<sup>th</sup> day of

7 April, 1996.

8 PASSED by a vote of 12 to 0 this 10<sup>th</sup> day of June, 1996.

9 KING COUNTY COUNCIL  
10 KING COUNTY, WASHINGTON

11 Jane Hague  
12 Chair

13 ATTEST:

14 Gerald G. Peterson  
15 Clerk of the Council

16 APPROVED this 20<sup>th</sup> day of June, 1996

17 Jon Loden  
18 King County Executive

19 Attachments: None