

ORDINANCE NO. 6541

AN ORDINANCE relating to the fire code; modifying the exemptions from water flow and fire hydrant requirements; amending Ordinance 5828, Section 4 and KCC 17.08.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5828, Section 4 and K.C.C. 17.08.030 are each hereby 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.

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

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

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

4. Building permits for structures which do not exceed two thousand five hundred square feet in floor area excluding garage and which are served by a Class 4 water system. Building permits for such structures which exceed two thousand five hundred square feet shall be exempt from the requirements of this chapter if the fire marshal determines that the project will not create a substantial fire hazard.

1 5. Building permits and mobile home permits for detached
2 single family dwellings and accessory structures in subdivisions
3 which received preliminary approval prior to July 5, 1977, or
4 short subdivisions which received preliminary approval prior to
5 ~~((the-effective-date-of-this-ordinance,))~~ January 24, 1982 and
6 which do not exceed two thousand five hundred square feet in
7 floor area excluding garage. Building permits for such
8 structures which exceed two thousand five hundred square feet
9 shall be exempt from the requirements of this chapter if the
10 fire marshal determines that the project will not create a
11 substantial fire hazard.

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

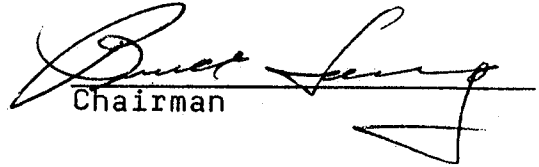
17 C. Building permits and mobile home permits exempt pursuant
18 to subsection A. 2., A. 4. and A. 5. and subdivisions and short
19 subdivisions exempt pursuant to subsection A. 1. shall as a
20 condition of approval, record a covenant running with the land
21 which acknowledges the absence of fire hydrants and by which
22 owners of the property and their successors are deemed to have
23 agreed to participate in and not oppose or protest annexation to
24 a public water district or the formation of a utility local
25 improvement district for installation of water mains and fire
26 hydrants consistent with applicable county standards; provided,
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1 this condition shall not apply to any building permits and
2 mobile home permits exempt pursuant to subsection A. 2., A. 4.
3 and A. 5. when the lot is five acres or larger.

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5 INTRODUCED AND READ for the first time this 22nd day
6 of August, 1983.

7 PASSED this 26th day of September, 1983.

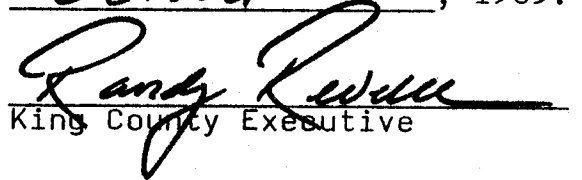
8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 
11 Chairman

12 ATTEST:

13 
14 Clerk of the Council

15 APPROVED this 4th day of October, 1983.

16 
17 King County Executive