

1 May 15, 1989/HK

INTRODUCED BY: NICKELS

2 PROPOSED NO.: 89-324

3 ORDINANCE NO. 8959

4 AN ORDINANCE relating to minimum security standards
5 for single family homes and multi-family buildings
6 containing four or fewer rental residential units.

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 SECTION 1. Definitions. Unless otherwise provided in this section,
9 the definitions in K.C.C. 16.04 and 21.04 shall apply to this chapter.

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

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

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

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

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

22 SECTION 2. Application.

23 A. This chapter shall apply to all new and existing rented or leased
24 Group R, Division 3 occupancies and Group R, Division 1 occupancies
25 containing no more than four dwelling units in order to provide renters
26 with reasonable security from criminal activity, and to protect the public
27 health, welfare and safety.

28 B. Every exit door from a dwelling unit shall be equipped with a
29 dead bolt lock with at least a one (1) inch bolt throw. The strike plate
30 shall be secured to the door frame with screws of at least two and one-half
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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
25 3 occupancies and Group R, Division 1 occupancies containing no more than
26 four dwelling units, shall have doors which are self-closing and
27 self-locking. The requirements of this section shall not apply to existing
28 buildings as defined in Section 2.A. above.

1 G. All nonconforming Group R, Division 3 occupancies and Group R,
2 Division 1 occupancies containing four or fewer dwelling units shall be
3 brought into compliance within two (2) years after the effective date of
4 this chapter. Upon the conversion from an owner-occupied dwelling to a
5 rented or leased dwelling, the provisions shall take effect immediately.

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

11 SECTION 3. Inspection and Enforcement.

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

17 B. The provisions of this ordinance shall be applied to
18 non-conforming structures as defined in Section 2.G. through subsequent
19 building permit applications and a public information campaign. The
20 building and land development division shall prepare a developer
21 information bulletin for distribution through its office and any other
22 acceptable channel. The department of public safety shall distribute this
23 information through its local crime prevention program and any other
24 acceptable channel. The building and land development division and the
25 department of public safety shall contact interested parties and the local
26 media to assist the county in the public information campaign.

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

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

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

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

21 This chapter and the codes adopted by reference herein shall not be
22 construed as placing responsibility for assuring the adequacy of minimum
23 security standards for single and multi-family rental residential units
24 upon King County or any officer, employee or agent of King County.
25 Procedures established pursuant to this chapter are spot checks designed to
26 foster and encourage compliance but are not guarantees or assurances that
27 work undertaken pursuant to this chapter complies with all applicable
28 provisions of this chapter. It is the responsibility of the owner of the
29 rental unit(s) to comply with the provisions of this chapter.

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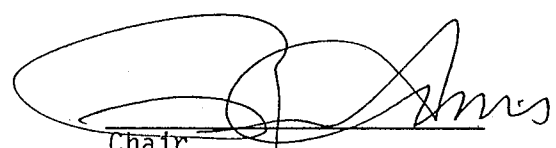
SECTION 5. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, that decision shall not affect the validity of the remaining portions of this ordinance.

INTRODUCED AND READ for the first time this 24th day of

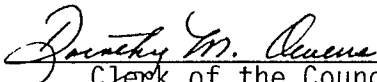
April, 1989.

PASSED this 15th day of May, 1989.

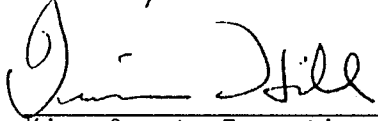
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 25th day of May, 1989.


King County Executive