

0/5/19/99

Sponsor: Rob McKenna  
Greg Nickels

Proposed No.: 98-350

ORDINANCE NO. 13564

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AN ORDINANCE relating to fire sprinkler systems, requiring installation in Group LC licensed care facilities three or more stories in height or licensed for more than sixteen clients or those licensed to care for two or more clients with limited evacuation capability, except for facilities with six or fewer clients regardless of the evacuation capability, amending Ordinance 12560, Section 49, and K.C.C. 16.04.05045, Ordinance 12560, Section 173, and K.C.C. 17.04.01026 and adding new sections to K. C.C. 16.04.

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PREAMBLE:

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The metropolitan King County council has determined that the fire sprinkler requirements for state-licensed boarding homes within King County should be revised as a result of recent fire fatalities. This ordinance, based on recommendations of the Governor's Fire Protection Task Force, amends the automatic sprinkler regulations for licensed boarding homes to assure that existing buildings meet the same fire protection standards as new buildings. This ordinance does not amend sprinkler regulations for single family residences, apartments or other licensed care facilities, nor does it expand the sprinkler requirements beyond what would be required for the same occupancy if constructed under current code. Building owners would have five years to install the sprinklers.

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STATEMENT OF FACTS:

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1. The National Fire Protection Association reports that four thousand five hundred lives are lost to fires in the United States each year, and that eighty-two percent of those lives could have been saved if the buildings had been protected with automatic sprinklers.

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2. Buildings in which people reside pose the greatest danger to life because of fires that occur while occupants are sleeping. The aged and

1 infirm, many of whom reside in licensed boarding homes, often are at  
2 particular risk due to mobility limitations.

3 3. Recent fires in the region resulted in eight fatalities in a licensed  
4 boarding home in Arlington.

5 4. Current code requires automatic sprinklers for all new Group LC  
6 facilities three or more stories in height or licensed for more than sixteen  
7 clients or those licensed to care for two or more clients with limited  
8 evacuation capability, except for facilities with six or fewer clients  
9 regardless of the evacuation capability.

10 5. Licensed boarding homes constructed prior to the adoption of the fire  
11 sprinkler regulations are currently exempt from requirements to install  
12 automatic sprinklers.

13 6. The Governor's Fire Protection Task Force Report, issued December  
14 23, 1998 by the Sate Fire Marshal, recommends that licensed boarding  
15 homes be required to install automatic sprinklers.

16 7. Requiring that automatic sprinklers be installed in boarding homes, as  
17 recommended by the Governor's Fire Protection Task Force, will be an  
18 important step toward ensuring the same level of protection for all  
19 citizens, regardless of when a building was constructed, and will save  
20 lives.

21 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

22 NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 16.04 a  
23 new section to read as follows:

24 **Sprinkler systems - Group LC occupancies - boarding homes.** Section  
25 313.8.2.1 of the Uniform Building Code and WAC 51-30-0313.8.2.1 are not adopted  
26 regarding boarding homes only, and the following is substituted:

27 **UBC 313.8.2.1 Sprinkler systems. - Group LC occupancies - boarding**  
28 **homes.** Automatic sprinkler system shall be installed throughout every new and  
29 existing state-licensed boarding home three or more stories in height or licensed for  
30 more than sixteen clients. Licensed boarding homes with sixteen or fewer clients,

1 licensed to provide care for more than two clients who have an evacuation  
2 capability of II or III, shall be provided with an automatic sprinkler system  
3 throughout the facility.

4 **EXCEPTION:** An automatic sprinkler system need not be installed in any  
5 licensed boarding home licensed for six or fewer clients regardless of the level of  
6 evacuation capability.

7 Where a sprinkler system is required, a system complying with U.B.C.  
8 Standard 9-1 shall be installed.

9 **EXCEPTIONS:** 1. An automatic sprinkler system complying with U.B.C.  
10 Standard 9-3 may be installed in buildings of four stories or less.

11 2. Where a Group LC Occupancy licensed boarding home is being  
12 established by change of occupancy in an existing building not protected by a  
13 sprinkler system as is required above for buildings of new construction, an  
14 automatic sprinkler system complying with N.F.P.A. Standard 13d may be installed  
15 provided the boarding home is licensed for not more than sixteen clients.

16 Residential or quick-response heads shall be used in all sprinkler systems.

17 Automatic sprinkler systems shall be installed as required above in existing  
18 buildings without sprinklers within five years of the effective date of this  
19 ordinance.

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NEW SECTION. SECTION 2. There is hereby added to K.C.C. chapter 16.04 a new section to read as follows:

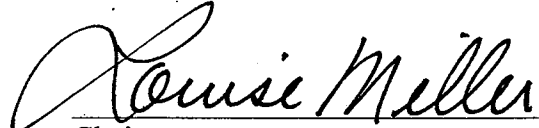
**UBC 904.2.9 Group LC occupancies – boarding homes.** Automatic sprinkler systems for state-licensed boarding homes shall be provided as set forth in U.B.C. 313.8.2.1.

NEW SECTION. SECTION 3. **Severability.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

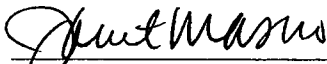
INTRODUCED AND READ for the first time this 1st day of June, 1998.

PASSED by a vote of 12 to 0 this 21st day of June, 1999.

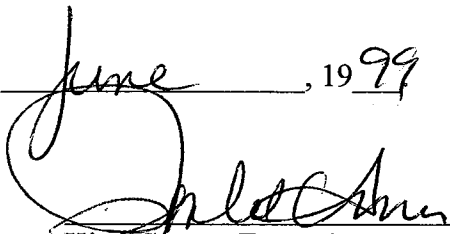
KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Deputy Clerk of the Council

APPROVED this 30 day of June, 1999

  
King County Executive

Attachments: None