

ORDINANCE NO. 2324

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING SUBSECTIONS 15.06.016(3)(h) AND (i) IN ORDER TO REQUIRE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ALL NEW ONE- AND TWO- FAMILY DWELLINGS AND TOWNHOUSES IN ACCORDANCE WITH SECTION 903.3.1 OF THE 2003 INTERNATIONAL FIRE CODE; ADOPTING FINDINGS IN SUPPORT OF THE REQUIREMENT; PROVIDING FOR THIS ORDINANCE TO BE SUBMITTED TO THE STATE BUILDING CODE COUNCIL FOR APPROVAL; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE UPON APPROVAL BY THE STATE BUILDING CODE COUNCIL.

WHEREAS, the City of Redmond seeks to reduce or eliminate the risk of life and property loss from hostile fire in residential occupancies, and

WHEREAS, the City of Redmond seeks to reduce negative environmental impacts from hostile fire, and

WHEREAS, the City of Redmond has made a community risk management decision at the local level to efficiently and effectively manage fire suppression resources by including built-in technology in all new residential occupancies, and

WHEREAS, viable escape times have dramatically dropped, demand on public fire resources has increased, and emergency response time has increased, and

WHEREAS, modern fire sprinkler technology is a component of a reliable life safety strategy, and

WHEREAS, the City of Redmond has identified the long range strategy to contain hostile fire to one room of a structure, and has determined that the installation of

fire sprinkler systems are the most effective and economical means to accomplish that goal; and

WHEREAS, stakeholder involvement, public participation, and careful deliberation has resulted in this decision, and

WHEREAS, the Redmond City Council recognizes the benefits of this ordinance and concurs in its adoption, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Residential Fire Sprinkler System Requirements.

Subsections 15.06.016(3)(h) and (i) of the Redmond Municipal Code are hereby amended to read as follows:

(h) An approved automatic fire sprinkler system shall be installed in new one- and two-family dwellings and townhouses as described in the International Residential Code in accordance with Section 903.3.1 of the International Fire Code, 2003 edition.

Exception: This subsection (h) does not require the installation of an approved fire sprinkler system in any mobile home or manufactured home. This exception is limited to this subsection (h) and nothing herein exempts a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any other section or subsection of this code or of any International Code adopted by the City.

(i) Existing detached one- and two-family dwelling units where additions result in a gross floor area greater than 6,000 square feet must be retrofitted with an automatic sprinkler system throughout.

Exception: Additions to detached one- or two-family dwellings of up to 500 square feet are permitted without compliance with this section. This is a one-time

exemption and this exemption must be recorded with King County Records and Elections.

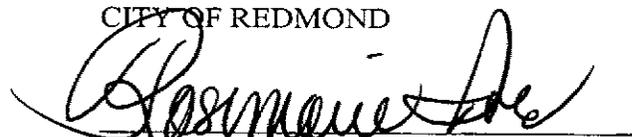
Section 2. Findings in Support of Adoption. The Redmond City Council hereby adopts those Findings set forth on Exhibit 1 attached to this Ordinance and incorporated herein by this reference as if set forth in full as support for the adoption of the residential sprinkler requirements set forth in Section 1 above.

Section 3. State Building Code Council Approval. The Redmond Fire Department is hereby directed to institute and pursue proceedings before the State Building Code Council in order to obtain approval for the residential sprinkler requirements set forth in Section 1 above at the earliest possible date.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance or any code provision adopted hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or any such code provision.

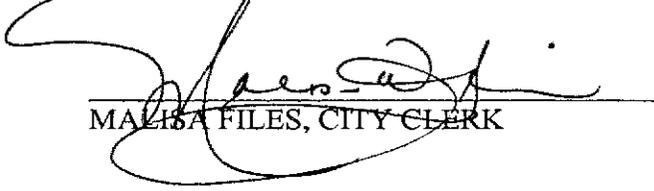
Section 5. Effective Date. Pursuant to RCW 19.27.060, this ordinance, and the amendments to Subsections 15.06.016(3)(h) and (i) adopted herein, shall take effect and be in full force upon approval of the same by the State Building Code Council. This ordinance, being the exercise of a power specifically delegated to the City's legislative body, is not subject to referendum. The City Clerk is hereby directed to publish a summary of this ordinance at the earliest possible date.

CITY OF REDMOND



MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	January 5, 2007
PASSED BY THE CITY COUNCIL:	January 9, 2007
SIGNED BY THE MAYOR:	January 11, 2007
PUBLISHED:	January 15, 2007
EFFECTIVE DATE:	Upon approval by the State Building Code Council
ORDINANCE NO: <u>2324</u>	

CLERK'S NOTE: Approved by the State Building Code Council on April 13, 2007

EXHIBIT 1

Findings of Fact:

- ❖ Redmond's situation is unique in that it is different from many other jurisdictions but not necessarily all other jurisdictions. That is why we are not at this time proposing a statewide amendment. We are therefore proposing a local amendment. Redmond is unique in the following ways:
 - Redmond is experiencing significant commercial growth and residential construction which is increasing the demand for services.
 - Increased traffic and an increase in the use of "traffic calming" devices has increased response times.
 - Redmond is seeing increased densities of residential units where reduced setbacks (in some cases down to zero) increase the risk of fire exposure from one house to the next.
 - Increased call volumes in Redmond increase the need to get responding units back in service as soon as possible. Fire sprinkler systems do that.
 - Redmond operates in a mutual aid strategic environment which relies on assistance from neighboring jurisdictions and which depends upon units returning to their own jurisdictions as soon as possible. Fire Sprinklers facilitate that goal.
 - Redmond has identified a long range strategic plan which includes the objective of containing fires to one room of a structure. Fire sprinkler systems have been determined to be the most effective and economical means to accomplish that objective.
 - Confining a hostile fire to the room of origin would require an average response time of less than 4 minutes and current response times are at 6.5 minutes and increasing, this ordinance is the most efficient way of achieving that goal.
 - Redmond's elected leadership has determined that this ordinance will allow the City to manage its local fire resources more effectively.
- ❖ Redmond in conjunction with other fire service agencies and Underwriters Laboratories held a public demonstration burn September 9th, 2006 which demonstrated the effectiveness of residential fire sprinkler systems.
- ❖ National studies have shown that viable escape times have dropped from 17 minutes to approximately 3 minutes in the last 30 years, as contents have shifted from natural products and fibers to synthetic.
- ❖ The primary fuel load available in the early stages of a residential fire is the contents, the furnishings inside the house, not the structure of the house itself.
- ❖ Redmond seeks to reduce or eliminate the loss of life and property from hostile fire in residential occupancies, and has found approved residential fire sprinkler systems to be an effective method to accomplish this.
- ❖ Residential fire sprinkler systems have demonstrated in other jurisdictions that they result in reduced death and injury to firefighters as well as occupants.
- ❖ National statistics from 2005 show that 82% of fire deaths occurred in home fires.
- ❖ Optional covered sprinkler heads have improved aesthetic issues.

- ❖ Providing fire sprinklers in new single family construction costs approximately 1% or less (\$5,000 to \$7500) of the purchase price of the home. System costs have dramatically reduced over time.
- ❖ Redmond intends to use new, proven, built-in modern sprinkler technology to help effectively manage fire suppression resources. The state building code supports this approach.
- ❖ RCW 19.27.020 identifies the purpose of the state building code being to promote the health, safety, and welfare of the occupants or users of buildings. This ordinance does that for the citizens of Redmond. The chapter further identifies objectives to accomplish this including “to permit the use of modern technical methods, devices, and improvements.” Redmond has determined that residential fire sprinkler systems are such an improvement.
- ❖ RCW 19.27.040 authorizes each city to amend the state building code as it applies within the city’s jurisdiction as long as the minimum performance standards in the code are not diminished. No such provision has been diminished.