

ORDINANCE NO. 2266

AN ORDINANCE OF THE CITY OF KIRKLAND ADOPTING BY REFERENCE THE UNIFORM BUILDING CODE 1973 EDITION, THE UNIFORM MECHANICAL CODE, 1973 EDITION AND THE UNIFORM HOUSING CODE, 1973 EDITION, ALL AS PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, MAKING CERTAIN AMENDMENTS, MODIFICATIONS AND DELETIONS THERETO AND AMENDING CHAPTERS 21.04, 21.08, 21.12 and 21.24 OF THE KIRKLAND MUNICIPAL CODE.

BE IT ORDAINED by the City Council of the City of Kirkland as follows:

SECTION 1. Copies of codes on file:

Section 21.04.010 Kirkland Municipal Code is amended to read as follows:

"21.04.010 Copies of codes on file. The city shall at all times keep on hand and available for public inspection not less than three copies of each of the codes and resolutions, or parts thereof, adopted by reference as a part of this chapter and Chapters 21.08 through 21.24:

(1) ~~[Volume-I,]~~ Uniform Building Code and Standards, issued by the International Conference of Building Officials, ~~[1970]~~ 1973 Edition; Third Printing;

(2) ~~[Volume-III,-Housing,-Uniform-Building-Code,]~~ Uniform Housing Code issued by the International Conference of Building Officials, ~~[1970]~~ 1973 Edition;

(3) Volume VI, Signs, Uniform Building Code, issued by the International Conference of Building Officials, 1967 Edition;

(4) Uniform Plumbing Code, issued by the International Association of Plumbing and Mechanical Officials, 1970 Edition;

(5) ~~[Volume-II]~~ Uniform Mechanical Code, issued by the International Association of Plumbing and Mechanical Officials, and the International Conference of Building Officials, ~~[1970]~~ 1973 Edition, including NFPA Pamphlet 96.

(6) Chapter 56, Sections 5601 through 5606, inclusive, Waterfront Structures, Piers, Wharves and Buildings of King County Resolution No. 34643, adopted January 8, 1968."

SECTION 2. Building Code and Fire Zones:

The Sections and subsections of Chapter 21.08, Building Code and Fire Zones of the Kirkland Municipal Code set forth below are hereby amended:

"Section 21.08.010. Building Code adopted: ~~[Volume-I,]~~ the Uniform Building Code and Standards, issued by the International Conference of Building Officials, ~~[1970]~~ 1973 Edition, together with amendments and/or additions thereto, hereafter made, is hereby adopted in its entirety, including the Appendix Chapters No. 13, 23, 38, 48, 49, and 57 ~~[and 70]~~, by this reference as a part of the building code for the city.

Section 21.08.020. UBC Section 301(b) amended. Section 301(b) [~~of Volume 1~~] of the Uniform Building Code [~~1970~~] 1973 Edition, is hereby amended and supplemented by the addition thereto of a new subsection to be known as Subsection 301(b) 8, to read as follows:

"Section 301(b) 8. No application for building permit relating to any construction, including land fill or pier and piling to support same upon privately owned shorelands submerged by the water of Lake Washington shall be accepted for filing with the Building Department, unless there is attached to such application certified copies of the approval of such project by [~~the United States Department of Ecology, and such other~~] such State and Federal agencies as may have jurisdiction or regulatory authority over such proposed project."

Section 21.08.021 UBC Section 301(b) added. Section 301(b) of the Uniform Building Code, 1973 Edition is hereby amended and supplemented by the addition thereof of a new subsection to be known as Subsection 301(b) 9, to read as follows:

"Section 301(b) 9. As much information as required to provide an accurate environmental assessment as may be required pursuant to Resolution No. 2181 of the City of Kirkland."

Section 21.08.030 UBC Section 302(d) amended. Section 302(d) of the Uniform Building Code, 1973 Edition is hereby amended and supplemented by the addition thereto of a new paragraph to read:

"Building permits for I & J occupancies shall expire one (1) year from the date of issue. Building permits may be renewed for one half (1/2) of the amount of the original permit fee for the first permit issued for such work."

Section 21.08.040. UBC Section 304(b) amended. Section 304(b) of the Uniform Building Code, 1973 Edition, is hereby amended and supplemented by the addition thereto of a new paragraph to read:

"Any person who removes or defaces any notice posted by the Building Official or his authorized representative shall be guilty of a misdemeanor as specified by Section 205."

Section 21.08.050. UBC Section 306(a) amended. Section 306(a) of the Uniform Building Code 1973 Edition, is hereby amended and supplemented by the addition thereto of a new paragraph to read:

"Upon change of tenant, occupant, or business, the Building Official may require a new Certificate of Occupancy to be issued."

Section 21.08.060. UBC Section 1102(b) amended. Section 1102(b) of the Uniform Building Code 1973 Edition, is hereby further amended and supplemented by the addition thereto of a new paragraph to read:

"If two or more tenants of different hazard classifications as defined by U.B.C. Standard 38-1, occupy the same building they shall be separated from each other by walls of no less than one

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hour fire resistive construction. Doors may open onto a common corridor providing the corridor complies with Section 3304 (g) regardless of occupancy load."

EXCEPTION: Buildings containing an approved automatic fire extinguishing system throughout.

Section 21.08.070. UBC Section 1310 amended. Section 1310(a) of the Uniform Building Code 1973 Edition, is hereby amended and supplemented to read:

"Section 1310(a) FIRE DETECTION SYSTEMS. Every dwelling unit within an apartment house shall be provided with approved detectors of Products of Combustion other than heat conforming to Chapter 49 of this code. They shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. In an efficiency dwelling unit the detector shall be centrally located on the ceiling of the main room. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located within 12" (twelve inches) of the ceiling. Care shall be exercised to insure that the installation will not interfere with the operating characteristics of the detector. When actuated, the detector shall provide an alarm."

Public portions of H occupancies shall be provided with detectors as specified in Chapter 49 of this code.

Section 21.08.080. UBC Section 1413 amended. Section 1413 of the Uniform Building Code 1973 Edition is hereby amended and supplemented to read:

"Section 1413. Every dwelling shall be provided with approved detectors of products of combustion other than heat conforming to Chapter 49 of this code. They shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located within twelve (12) inches of the ceiling. Care shall be exercised to insure that the installation will not interfere with the operating characteristics of the detector. When actuated, the detector shall provide an alarm."

Section 21.08.090. UBC Section 1504 amended. Section 1504 of the Uniform Building Code 1973 Edition, is hereby amended to read:

"Section 1504. Chimneys and heating apparatus shall conform to the requirements of Chapter 37 and the Mechanical Code.

Under no circumstances shall a [private-garage] Group J, Division-1 Occupancy have any opening into a room used for sleeping purposes.

Flammable liquids shall not be stored, handled, or used in Group-J Occupancies unless such storage or handling shall comply with U.B.C. Standards No. 9-1."

Section 21.08.100. UBC Section 1704 amended. Section 1704 of the Uniform Building Code 1973 Edition, is hereby amended and changed to read:

"Section 1704. Roof covering shall be fire retardant on Occupancies A,B,C,D,E,F,G AND H as specified in Section 3203(e). The Building Official may require the use of fire retardant roof coverings or the use of special purpose roof construction as specified by Uniform Building Code Standard 32.14 on buildings constructed in those instances where a Planned Unit Development, Conditional Use Permit, or unclassified use permit, has been approved.

Skylights shall be constructed as required in Chapter 34. Penthouses shall be constructed as required Chapter 36. For use of plastics in roofs, see Chapter 52. For attics: Access and area, see Section 3205. For roof drainage, see Section 3207."

Section 21.08.110. UBC Section 1714 amended. Section 1714 of the Uniform Building Code 1973 Edition, is hereby amended and supplemented to read:

"Section 1714. Gas and electric ranges or hot plates shall have clearances from combustible material and ventilation in accordance with the Mechanical Code.

Hoods and fans of the ducted type and installed over or near domestic type cooking facilities, shall exhaust directly to the outside. Under no circumstances shall the ducts terminate in any attic of any concealed space."

Section 21.08.120. UBC Section 1717 added: Chapter 17 of the Uniform Building Code 1973 Edition, is hereby amended and supplemented by the addition thereto of a new section to be known as Section 1717 to read as follows:

"Section 1717 ADDRESS NUMBERS:

"Section 1717. All buildings shall have the assigned address posted in a conspicuous place, near the main entry, and visible from the street. The address numbers and/or letters shall have a minimum height of 3 inches and shall have a contrasting background. The address posted must correspond with the address issued by the City of Kirkland."

Section 21.08.130. UBC Section 1807 amended. The title of Section 1807 of the Uniform Building Code 1973 Edition is hereby amended to read:

"Section 1807. Special provisions for buildings of five or more stories in height."

Section 21.08.131. UBC Subsection 1807(a) of the Uniform Building Code 1973 Edition is hereby amended to read:

"Section 1807(a) SCOPE. These requirements apply to all buildings five or more stories in height." [~~Buildings, housings, group-F, --- Division-2-occupancies-used-primarily-as-offices-and-to-Group-H--- occupancies.]~~

Section 21.08.132. UBC Section 1807 further amended. Subsection 1807(m) is hereby amended so that the title and first sentence thereof read:

"(m) Fire sprinkler [~~alternative~~] required. Sprinkler protection conforming to the following [~~may-be-provided-as-an-alternate~~] shall be provided in addition to compartmentation."

Section 21.08.140. UBC Section 3802(b) 12 added. Section 3802(b) 12 of the Uniform Building Code 1973 Edition, is hereby amended and supplemented by the addition thereof of a new subsection to be known as subsection 3802(b) 12, to read as follows:

"Section 3802(b) 12. In all buildings or structures supported by piers or piling which extend over water and are more than 250 feet from an improved public street or alley giving access thereto for fire engines and/or other fire fighting equipment."

EXCEPTION: 1. Any one story structure used solely for the moorage of boats or having Type I or Type II building construction throughout, unless otherwise required by this Code.

Section 21.08.150. UBC Section 3804 amended. Section 3804(b) of the Uniform Building Code 1973 Edition, is hereby amended and supplemented thereto by the addition of a new paragraph to read:

"In lieu of wet standpipes the Chief of the Fire Department may, in writing, permit the use of dry standpipes. The size of pipes, size and number of outlets, location of inlets and outlets, and locations of piping and fittings shall be determined by him."

Section 21.08.160. UBC Section 3805 amended. Section 3805(b) of the Uniform Building Code 1973 Edition, is hereby amended to read:

"Section 3805(b). Where required. One combination standpipe shall be required for every stairway or smoke proof enclosure that extends from ground floor to the roof in buildings [~~exceeding-150-feet~~] five or more stories in height."

Section 21.08.170. UBC Section 4201 amended. Section 4201 of the Uniform Building Code 1973 Edition, is hereby amended and supplemented by the addition thereto of a new paragraph to read:

"Foam plastics shall not be used as interior finish or trim except as provided in Section 5213."

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Section 21.08.180. UBC Chapter 49 added. Chapter 49 of the Uniform Building Code, is hereby amended and supplemented thereto by the addition of a new chapter to read:

CHAPTER 49 FIRE ALARM SYSTEMS

Section 21.08.181. UBC Section 4901(a) General.

"The requirements set forth in this chapter shall regulate the installation and maintenance of fire detection products of combustion systems for all occupancies."

Section 21.08.182. UBC Section 4901(b) Definitions. For the purpose of this chapter, certain terms are defined as follows:

FIRE DETECTION PRODUCTS OF COMBUSTION SYSTEMS are fire alarm systems employing detector systems and components constructed and installed in strict accordance with U.B.C. Standard No. 43-6 and National Fire Protection Association Pamphlet No. 74. All portions of maintained systems shall be interconnected to a central alarm which is clearly audible in all portions of the building when intervening doors are closed.

MAINTAINED SYSTEM is a system under the direct supervision of a responsible and qualified person or organization who shall be under contractual agreement with the building owner or tenant to conduct approved monthly tests of the entire system to receive prompt notification of trouble and who shall make prompt repairs. The maintained system shall at all times perform within the standards established in U.B.C. Standard No. 43-6 and National Fire Protection Association Pamphlet No. 74. The authority having jurisdiction shall, not less than twice each year, inspect all maintained systems for compliance with said standards.

SUPERVISED SYSTEM is a system which shall have the future capabilities for transmitting alarm signals to the fire department by one of the following methods:

1. Central Station as defined in National Fire Association Pamphlet No. 71.
2. Auxiliary as defined in National Fire Protection Association Pamphlet No. 72B.
3. Remote Station as defined in National Fire Association Pamphlet No. 72C on conditional alarm signals transmits to fire department directly.
4. Proprietary as defined in National Fire Protection Association Pamphlet No. 72D.

A Supervised system shall also be maintained system as defined by this Section.

Section 21.08.183. UBC Section 4902(b) Detailed Requirements.

All buildings shall have approved products of combustion detector systems installed as follows:

1. Every building or portion thereof used as an H-occupancy, Hotel or Motel and containing 3 or more dwelling units/or guest rooms, but containing less than 13 dwelling units/or guest rooms, shall have installed therein an approved and maintained fire detection product of combustion system in the interior public portion of the building. Detectors shall be installed in each dwelling unit or guest room in the building as required by Section 1310(a).
2. Every building or portion thereof used as an H-occupancy, Hotel or Motel containing 13 or more dwelling units or guest rooms, shall have installed therein an approved supervised fire detection products of combustion system in all interior portions of the building.
3. Every existing building or portion thereof used as an H-occupancy, Hotel or Motel and containing 3 or more dwelling units/or guest rooms, but containing less than 13 dwelling units or guest rooms, and which does not contain proper exiting requirements as specified in this code, shall have installed therein an approved and maintained fire detection products of combustion system in the interior public portion of the building. Detectors shall be installed in each dwelling unit or guest room in the building as required by Section 1310(a).
4. Every existing building or portion thereof used as an H-occupancy, Hotel, Motel and containing 13 or more dwelling units or guest rooms and which does not contain proper exiting requirements as specified in this code, shall have installed therein an approved supervised Fire Detection Products of Combustion System in all interior portions of the building.
5. Every building used as an I-occupancy shall have an approved Fire Detection Products of Combustion System as per Section 1413.

The building official may permit the installation of battery powered products of combustion detectors in I-occupancies, providing such detector units have been approved by the International Conference of Building Officials, and such proof is provided to the Building Official.

6. Every building or portion thereof used for any purpose not provided in the above mentioned locations and which has a floor area greater than 6,000 square feet, shall have installed therein an approved supervised Products of Combustion Fire Detection System.

EXCEPTION: A structure used exclusively for the parking or storage of passenger motor vehicles having a capacity of not more than nine persons per vehicle and all occupancies that fall within the classification of J-3 as listed in appendix Chapter 15 need not have a Detector System installed.

Section 21.08.184. UBC Section 4903 Special Provisions.

Every building or portion thereof that has a maintained Fire alarm system that uses a pull box(es), shall have furnished a sign by each pull box(es) which reads, "Building Alarm Only - Does Not Notify Fire Department". This permanent sign to have contrasting letters and the block letters to be at least 3/8" in height.

Section 21.08.190. UBC Chapter 52 amended.

Chapter 52 of the Uniform Building Code 1973 Edition, is hereby amended and supplemented by the addition of a new section to be known as Section 5213, to read as follows:

FOAM PLASTICS

Section 5213 (a) General. Foam plastic shall comply with smoke density and toxicity requirements of Section 5202.

(b) Unless otherwise specifically approved and with that approval based on accepted diversified test such as, full scale corner tests and an ignition temperature test. The following shall apply to all uses of foam plastics in or on walls and ceilings as follows:

1. Foam plastics having a flame spread of 75 or less may be used within the cavity of a masonry wall or on the inside of a building to cover the surface of a complying wall or ceiling if it is fully protected by a thermal barrier of one-half inch gypsum wallboard or equivalent fire resistive materials.
2. Foam plastic insulation having a flame spread of 75 or less when tested in a thickness of 4 inches may be used in thicknesses up to 10 inches for use in cold storage rooms, food processing rooms, ice plants and similar rooms when insulation is covered with one-half inch portland cement plaster or equivalent fire resistive materials.
3. Foam plastic insulation having a flame spread of 25 or less may be used in a thickness of not more than 4 inches when the foam plastic is covered by a metal facing of .032 inches of aluminum or 26 gauge steel or greater thicknesses of either metal and the room is protected with automatic sprinklers. Such panels shall not be used where non combustible or fire resistive construction is required.

(c) Foam plastics may be used as a roof covering if it is part of a listed Class, A, B, or C roofing assembly.

EXCEPTION: Agricultural buildings located in Fire Zone No.3 used exclusively for the storage of farm produce, or for housing of livestock or poultry when such buildings have but intermittent and limited occupancy by humans.

(formerly
Sec.#2.08.
060)

Section 21.08.300. County ordinance adopted -- Waterfront structures, piers, wharves and buildings.

Chapter 56 (Sections 5601 through 5606, inclusive) waterfront structures, piers, wharves and buildings of King County Resolution No. 34643, adopted January 8, 1968, is by this reference adopted as part of the building code for the city.

(formerly
Sec. No.
2.08.050)

Section 21.08.400. Fire Zones Established. Pursuant to Chapter 16, Section 1601(a), of the Uniform Building Code 1973 Edition, the following fire zones are hereby created:

1. Fire Zone 1 (reserved)
2. Fire Zone 2: All areas of the city not lying within single family land use districts, i.e. other than zoned single family dwelling zone (RS).
3. Fire Zone 3: All areas of the city lying within single family dwelling zone (RS).
4. The land use classification as shown on the official zoning map of the city shall establish the fire zone district as to any particular property or area within the city. A change in land use classification shall, where required by this chapter and Chapters 21.12 through 12.24, automatically change the fire zone district.

EXCEPTION: Fire Zone 2 shall also include all areas of the City and buildings constructed within such areas which are subject to the following special zoning or development permit provisions of the Zoning Ordinance (Ordinance No. 2183) unless the council resolution authorizing such special zoning or development permit establishes a different fire zone: Rezone by resolution of intent (Chapter 23.62, Ordinance 2183), conditional use permit (Chapter 23.56, Ordinance 2183), unclassified use permit (Chapter 23.30, Ordinance 2183).

5. All buildings and structures within the fire zones established by this chapter shall conform to the requirements of Part V, Volume I, Uniform Building Code, 1973 Edition.

SECTION 3. HOUSING CODE:

Chapter 21.12 Kirkland Municipal Code, Chapter 21.12, Housing Code is hereby amended as follows:

Section 21.12.010 Housing Code adopted. [~~Volume-III, -Housing~~] Uniform [~~Building~~] Housing Code, issued by the International Conference of Building Officials, [~~1967~~] 1973 Edition, [~~is~~] together with amendments and/or additions thereto hereafter made, is hereby adopted in its entirety by this reference as the Housing Code for the city.

Section 21.12.020. UHC Section 1001(b) amended. Section 1001(m) of the Uniform Housing Code, 1973 Edition is hereby amended and supplemented to read as follows:

"(m) Inadequate exits. All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration, or addition, or any change in occupancy.

When an unsafe condition exists through lack of or improper location of exits, a system for the detection of products of combustion other than heat and conforming to the Uniform Building Code Standards, No. 43-6, and/or additional exits may be required to be installed."

SECTION 4. Mechanical Code.

Kirkland Municipal Code, Chapter 21.24, Mechanical Code is hereby amended as follows:

Section 21.24.010 Adoption: [~~Volume II,~~] Uniform Mechanical Code, issued by the International Association of Plumbing and Mechanical Officials and the International Conference of Building Officials [~~1970~~] 1973 Edition, together with amendments and/or additions thereto, hereafter made, is hereby adopted in its entirety by this reference as a part of the Mechanical Code for the city, including appendix Chapter 22 relating to gas fuel piping.

Section 21.24.020 UMC Section 304 amended - Schedule of Fees.

Section 304 of the Uniform Mechanical Code is hereby amended as to the following subsections only:

1. For the issuance of each permit (when not part of a building permit).....\$3.00
2. This item deleted.
3. For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to such appliance [~~over 100,000-BTU's~~].....\$5.00
22. For the installation or relocation of each oil storage tank, including vent and supply piping as specified by U.M.C. Standards No. 5-1.....\$5.00
23. For the installation or relocation of each gasoline storage tank, including vent and supply piping as specified by U.B.C. Standard 10-1.....\$7.00
24. For the installation of gas piping systems under 100 feet in length.....\$2.00
25. For the installation of gas piping systems over 100 feet, but less than 300 feet in length.....\$3.50
26. For the installation of gas piping systems over 300 feet in length, for each 100 feet.....\$1.00

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Section 21.24.030. UMC Section 806 amended. Section 806(a) of the Uniform Mechanical Code, is hereby amended by the addition of Item 3 which reads:

"3. With a minimum of 7 foot clearance from the floor to the bottom of the unit in areas subject to human impact and exit ways."

Section 21.24.040. UMC Section 1101 amended. Section 1101 of the Uniform Mechanical Code, 1973 Edition, is hereby amended by the addition of a new paragraph which reads:

"In addition to the requirements set forth in the Chapter, Pamphlet 96, 1973 Edition as published by the National Fire Protection Association is hereby adopted by reference in its entirety. Where a conflict exists between Pamphlet 96 and Chapter 11 the most stringent shall prevail."

SECTION 5. Grading and Excavation.

Chapter (Appendix) 70, Uniform Building Code, 1970 Edition published by the International Conference of Building Officials relating to excavation and grading as adopted and amended by Section 1.7 of Ordinance No. 2128 of the City of Kirkland, adopted by the Kirkland City Council December 21, 1970, shall continue in full force.

SECTION 6. Savings Clause.

Should any section, paragraph, sentence or word of this Ordinance or the codes herein adopted be declared for any reason to be invalid, it is the intent of the City Council that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such section, subsection, paragraph, sentence or word as may be declared invalid.

SECTION 7. Houghton Community Council Jurisdiction.

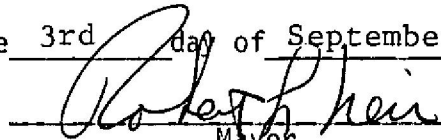
To the extent that the subject matter or any portion thereof of this Ordinance is subject to the disapproval, jurisdiction of the Houghton Community Council as created by Ordinance No. 2001, this Ordinance shall become effective within the Houghton Municipal Community, either on approval of the Houghton Community Council, or failure of said Community Council to disapprove within sixty days of the date of passage of this Ordinance.

SECTION 8. Effective Date.

Except as provided in Section 7, this Ordinance shall be in full force and effective five days from and after its passage by the Council and publication as required by law.


PASSED by the Kirkland City Council in regular meeting on the 3rd day of September, 1974.

SIGNED in authentication thereof on the 3rd day of September, 1974.

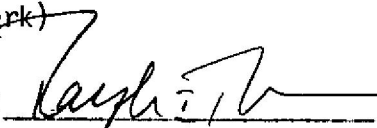


Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

APPROVED as to form:  Ordinance No. 2266
City Attorney