

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO BUILDINGS AND CONSTRUCTION, ADOPTION AND AMENDMENT OF UNIFORM BUILDING AND FIRE CODES AND AMENDING CHAPTERS 21.04, 21.08, 21.12, 21.16, 21.20, 21.24, 21.28, AND 21.32 OF THE KIRKLAND MUNICIPAL CODE.

Be it ordained by the City Council of the City of Kirkland as follows:

Section 1. The following section of Chapter 21.04 Kirkland Municipal Code is hereby amended to read as follows:

21.04.010 Copies of codes on file. The city shall at all times keep on file with the Director of Administration and Finance, for reference by the general public, not less than three copies of each of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made as part of this chapter and Chapters 21.08 through 21.32:

- (1) Uniform Building Code and Standards, issued by the International Conference of Building Officials, (~~1979~~) 1982 Edition;
- (2) Uniform Housing Code, issued by the International Conference of Building Officials, (~~1979~~) 1982 Edition;
- (3) Uniform Sign Code, issued by the International Conference of Building Officials, (~~1979~~) 1982 Edition;
- (4) Uniform Plumbing Code, issued by the International Association of Plumbing and Mechanical Officials, (~~1979~~) 1982 Edition;
- (5) Uniform Mechanical Code, issued by the International Conference of Building Officials, (~~1979~~) 1982 Edition;
- (6) Uniform Code for the Abatement of Dangerous Buildings, issued by the International Conference of Building Officials, (~~1979~~) 1982 Edition;
- (7) Uniform Fire Code, issued by the International Conference of Building Officials and the Western Fire Chiefs Association, 1982 Edition.

The copies of codes on file may be placed by the Director of Administration and Finance in the custody of the office of the Building Official in order to make them more readily available to inspection and use by the general public.

Section 2. The following sections of Chapter 21.08 of the Kirkland Municipal Code are each hereby amended to read as follows:

21.08.010 Building Code Adopted. The Uniform Building Code and Standards, issued by the International Conference of Building Officials, (1979) 1982 Edition, together with amendments and/or additions thereto, is adopted in its entirety, including Appendix Chapters No. (12-~~(Existing-Building)~~) 7 (Covered Mall Buildings), 11 (Agriculture Buildings), 32 (Reroofing), 38 (Basement Pipe Inlets), (48-~~(Gettuese-Nitrate-Film)~~), 49 (Patio Covers), 55 (Membrane Structures), 57 (Regulations Governing Fallout Shelters), 70 (Excavation and Grading), by this reference as part of the building code for the city.

21.08.020 UBC, Section 302(a) Amended. Section 302(a) of the Uniform Building Code, is amended and supplemented by the addition thereof of a new subsection to be known as Subsection 302(a) 8, to read as follows:

"Section 302(a) 8. As much information as required to provide an accurate environmental disclosure pursuant to Ordinance No. 2473 as amended of the City of Kirkland."

21.08.030 UBC, Section 30(2)3(d) Amended. Section 302(d) of the Uniform Building Code is amended and supplemented by the addition thereto of a new paragraph to read:

"Landsurface modification (grading) permits, building permits for R-3 and M occupancies shall expire one (1) year from the date of issue. Building permits may be renewed for one half (1/2) of the original permit fee for the first permit issued for such work."

21.08.060 UBC, Section 513 (Added) Amended. Section 513 of the Uniform Building Code is amended to read:

"ADDRESS NUMBERS

Section 513. All buildings shall have the assigned address posted in a conspicuous place, near the main entry, and visible from the street. If the building is not visible from the street from which it is addressed, the address must then be also posted at the driveway giving access to the building. 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."

21.08.(060)062 UBC, Section (512) 514 Added. Chapter 5 of the Uniform Building Code is amended and supplemented by the addition thereto of a new section to be known as Section 514 to read:

"Section (512) 514. For fire alarm installation requirements based on occupancy see Chapter 55."

21.08.142 UBC Section 1807(g) Further Amended. Section 1807(g) of the Uniform Building Code is amended to read:

"(g) Smoke Control. Natural or mechanical ventilation for the removal of products of combustion shall be provided in every story and shall consist of one of the following:

1. Panels or windows in the exterior walls which can be opened remotely from an approved location other than the fire floor. Such venting facilities shall be of exterior wall in each story and shall be distributed around the perimeter at not more than fifty (50) foot intervals. Such windows or panels and their controls shall be clearly identified.

2. When a complete and approved automatic sprinkler system is installed, the mechanical air-handling equipment may be designed to accomplish smoke removal. Under fire conditions, the return and exhaust air shall be moved directly to the outside without recirculation to other compartments of the building. The exhaust air handling system shall provide a minimum of one exhaust air change each ten (10) minutes for the compartment involved. Provisions shall also be made in the air-handling system to provide positive air pressure in the unaffected compartments on the fire floor in addition to providing positive air pressure on the floor above and below the fire floor. The positive pressure air handling system must be capable of maintaining a positive pressure of 0.05 inch of water column. The air intake(s) shall be located to minimize the possibility of smoke intake.

3. Any other approved design which will produce equivalent results."

21.08.160 UBC, Section 320(5)2(b) Amended. Section 320(5)2(b) of the Uniform Building Code is amended and supplemented by the addition of a new paragraph to read:

("Where enclosed eaves or cornices which extend beyond the exterior wall form a concealed horizontal draft space, such spaces shall be provided with continuation of required draft steps or draft steps at intervals not to exceed 30 feet.")

(b) Fire Retardancy, when required. Roof coverings shall be fire retardant, except in Type V buildings it may be as follows:

(1) Ordinary roof coverings may be used on Group R, Division 3, and Group M occupancies constructed on a single family dwelling zoned lot and the exterior walls of which are located five (5) or more feet from a property line.

(2) Class C roof coverings which comply with UBC Standard No. 32-7 and Roofs of No. 1 cedar or redwood shakes and No. 1 shingles constructed in accordance with the requirements of UBC Standard No 32-14 for special purpose roofs may be used on Group R, Division 1 occupancies of one (1) hour fire resistive construction

Skylights shall be constructed as required in Chapter 34.

Penthouses shall be constructed as required in 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.

For solar energy collectors located above or upon a roof, see Section 1714.

21.08.170 UBC, Section 3802(b) (1E) 5 Added. Section 3802 of the Uniform Building Code is amended and supplemented by the addition thereof of a new subsection to be known as Subsection 3802(b) (1E) 5 to read:

"(1E) 5. In all buildings or structures supported by piers or piling which extend over water and any portion of the building is more than 250 feet from an improved public street or alley giving access thereto for fire fighting equipment.

EXCEPTION: Any one story structure used solely for the moorage of boats or having Type I FR or Type II FR construction throughout need not have a sprinkler system installed unless otherwise required by other provisions of this code."

21.08.177 UBC, Section 3802(b) Amended. Section 3802(b) is amended and supplemented by the addition of another item or subsection to be known as Subsection 3802(b) (7) 6 to read:

"(7) 6. All buildings four or more stories in height."

21.08.180 UBC, Section 380(3(d)) 5(b) Amended. Section 380(3(d)) 5(b) of the Uniform Building Code is amended and supplemented thereto by the addition of a new paragraph to read:

"In lieu of Class II standpipes, the Director of Fire Services may, in writing, require the use of Class I standpipes. The size and number of outlets, location of inlets and outlets, and location of piping and fittings shall be approved by the Director of Fire Services."

21.08.230 UBC, Section 7003 Amended. Section 7003 of the Uniform Building Code is amended and supplemented to read:

"Section 7003. PERMITS REQUIRED. No person shall do any land surface modification or grading without first having obtained a Grading Permit or, when required, a Building Permit from the building Official except for the following:

- (1) Land surface modification performed in the normal course of maintaining existing landscaping on a lot associated with an existing building or buildings, provided such work does not modify any drainage course.
- (2) Any excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid Building Permit. This shall not exempt any fill made with the material from such excavation when the material is removed from the lot or any fill material which is placed on the lot.
- (3) Cemetery graves.
- (4) Fill deposited on previously approved disposal sites under the control of other City Administrative Departments.
- (5) Excavations for wells or tunnels, or utilities or other work (performed-within-a-public-right-of-way-and) supervised by the City of Kirkland.
- (6) Mining, quarrying, excavating, processing, stockpiling of rock, sand gravel, aggregate or clay where a permit has been issued by the State of Washington, Department of Natural Resources.
- (7) Exploratory excavations under the direction of soil engineers or engineering geologists.
- (8) Normal maintenance and repair of the facilities of a common carrier by rail in interstate commerce within its existing right-of-way.

(9) Excavations for utility service connections to serve existing and/or new structures.

(10) Correction of drainage problems when supervised by the Department of Public Works.

21.08.232 UBC, Section 7006 Amended. Subsection 7006(a) of the Uniform Building Code is amended and supplemented to read:

"Section 7006(a). PERMITS REQUIRED. Except as exempted in Section 7003 of this Code, no person shall do any land surface modification or grading without first obtaining a Grading Permit from the Building Official. No Land Surface Modification or Grading Permit shall be issued:

(1) Prior to the approval of a preliminary plat or short plat. After the approval of a preliminary plat or short plat, a Land Surface Modification or Grading Permit may be issued for land surface modification or grading work to be done within rights-of-way, utility easements or access easements as designated on the approved preliminary plat drawings. The Building Official may permit a limited amount of grading and stockpiling of materials on individual lots with the concurrence of the departments that normally review development permit applications.

(2) Prior to the issuance of a Building Permit. After the issuance of a Building Permit, a Land Surface Modification or Grading Permit may be issued only for the minimum land surface modification or grading necessary to locate structures or other associated improvements designated on the approved Building Permit plans.

(3) In areas served by inadequate water, sewer, storm drainage or transportation systems as determined by the Public Works Department, unless such action proposes the improvement of any deficient system to minimum city standards and at the expense of the private sponsor and such improvements are associated with the issuance of a valid building permit.

(4) Prior to the approval (~~of an Unclassified-Use-Permit, in compliance with Ordinance No. 2183, as amended~~) specified in Section 1115.75, Kirkland Zoning Code, where no Building Permit is required.

(5) Prior to the approval of a preliminary Planned Unit Development. After the approval of a preliminary Planned Unit Development, a Land Surface Modification or Grading Permit may be issued for land surface modification or grading work to be done within rights-of-way, utility easements, access easements or other major components of the internal vehicular circulation system so designated in the approved preliminary Planned Unit Development drawings. The Building Official may permit a limited

amount of trading and stockpiling of materials on site with the concurrence of the departments that normally review development permit applications."

21.08.233 UBC, Section 7008 Amended. Section 7008 of the Uniform Building Code is amended and supplemented by the addition of a paragraph to read:

"A bond shall be filed with the Building Official adequate in amount and conditions to guarantee restoration of the site and to prevent erosion, hazards to adjacent properties, or an increase of sediments in water courses in the event the site is modified and construction does not occur within the time required to complete such project as specified on the face of the permit and/or pursuant to other appropriate Kirkland Ordinances. The bond shall be held in the office fo the Director of Administration and Finance and shall be released upon written authorization of the Building Official."

Section 3. The following section of Chapter 21.12, Kirkland Municipal Code are each hereby amended to read as follows:

21.12.010 Housing Code Adopted. The Uniform Housing Code issued by the International Conference of Building Officials, (1979) 1982 Edition, together with amendements and/or additions thereto, is adopted in its entirety by this reference as the Housing Code for the City.

Section 4. The following sections of Chapter 21.16, Kirkland Municipal Code are each hereby amended to read as follows:

21.16.010 Sign Code Adopted. The Sign Code issued by the International Conference of Building Officials, (1979) 1982 Edition, together with amendments and/or additions thereto, is adopted in its entirety by this reference as the Sign Code for the City.

21.16.011 Conflict with Ordinance (~~2183~~) 2740. If any provision of the Uniform Sign Code is in conflict with any provision of Ordinance No (~~2183~~) 2740 as amended, the applicable provisions of Ordinance No. (~~2183~~) 2740, as amended, shall govern.

21.16.020 Permit and Checking Fees. The Sign Permit fee and Plan Checking fee authorized by Section 304 of the Uniform Sign Code, adopted by reference, shall be the same as the fee schedule contained in Section 303 (and Table 3-A) of the Uniform Building Code, as listed in Section 21.094.010, Kirkland Municipal Code; provided:

(1) A minimum (~~ten~~) twenty dollar fee shall be charged for each marquee or building mounted sign.

(2) A minimum (~~twenty~~) forty dollar fee shall be charged for each free-standing or pole mounted sign.

(3) A minimum (~~five~~) ten dollar plan check fee shall be charged for each sign for which a permit is applied.

21.16.050 Duties of (Licensing) Building Official. (a) Applications for the erection of exterior signs shall be filed with the Building Department. Such applications shall be accompanied by drawings which clearly delineate the sign, its size, shape, materials, color, lettering, number and wattage of lights, or other devices which are a part of the installation. The drawings shall show the method of fastening or anchoring the sign to a building or the footings and foundation and column designed for free-standing signs. Drawings shall also be submitted indicating the relationship of a proposed sign to the total structure to which it would be attached.

(b) Upon Approval by the Planning Official the Building Department shall review the drawings and may inspect the site or the building upon which the sign is to be applied and determine that the anchoring or fastening methods are sufficiently safe and meet the requirements of the City Building Code, including the Uniform Sign Code chapter and the requirements of this chapter.

Section 5. The following sections of Chapter 21.20, Kirkland Municipal Code are each hereby amended to read as follows:

21.20.010 Plumbing Code Adopted. The Uniform Plumbing Code, issued by the International Association of Plumbing and Mechanical Officials, (1979) 1982 Edition, together with amendments and/or additions thereto, is adopted, in part, as listed herein by this reference as part of the Plumbing Code for the City. The following listed chapters are adopted:

- Chapter 1 - Definitions
- Chapter 2 - Materials and Alternates
- Chapter 3 - General Regulations
- Chapter 4 - Drainage Systems
- Chapter 5 - Vents and Venting
- Chapter 6 - Indirect and Special Wastes
- Chapter 7 - Traps and Interceptors
- Chapter 8 - Joints and Connections
- Chapter 9 - Plumbing Fixtures
- Chapter 10 - Water Distribution
- Chapter 13 - Water Heaters and Vents

Provided, that notwithstanding any wording in this Code, nothing in this Code shall apply to the installation of any gas piping or vents for water heaters.

21.20.039 Cost of Permit. "Every applicant for a permit to do work regulated by this Code shall indicate, in writing, on the application form provided for that purpose, the character of work proposed to be done and the number and kind of fixtures proposed, together with as much pertinent information as may be required.

Such applicant shall pay for each permit issued at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown:

For issuing each permit (when not part of a Building Permit)-----(~~\$10.00~~) \$20.00

In addition:

For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore) -----(~~2.00~~) 3.00

Rainwater systems - per drain -----(~~2.00~~) 3.00
(inside building)

For each private sewage disposal system or repair -----25.00

For each water heater and/or vent -----(~~2.00~~) 3.00

For each industrial waste pre-treatment interceptor, including its trap and vent excepting interceptors functioning as fixture traps -----(~~2.00~~) 3.00

For installation, alteration or repair of water piping and/or water treating equipment -----(~~2.00~~) 3.00

For repair or alteration of drainage or vent piping -----(~~2.00~~) 3.00

For each lawn sprinkler system or any one meter including backflow protection devices therefore -----(~~2.00~~) 3.00

For vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping -- one (1) to five (5) -----(~~2.00~~) 3.00
over five (5) -----(~~1.00/ea.~~) 2.00/ea.

Any person who shall commence any work for which a permit is required by this Code without first having obtained a permit shall pay double the permit fee fixed by this section for such work. Such double fee permit fee shall be in addition to any penalty for violation provided for in Section 21.20.034(a), KMC.

For the purpose of this section, a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures involved."

21.20.050 UPC, Section 503(a) Amended. Subsection 503(a) of the Uniform Plumbing Code is amended and supplemented to read:

"(a) Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, ABS, PVC or approved materials, except:

1. That no galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six inches above ground.

2. ABS and PVC DWV piping installations shall be limited to those structures where combustible construction is allowed. ABS and PVC pipe and fittings shall not be installed in Type I and II construction, in area stairwells and in occupancy separation walls and floors required by the Uniform Building Code.
(~~Vertical soil and vent pipes shall not exceed thirty feet in height. -- Thirty feet shall be calculated from the base of the vent at the finished floor level to the ceiling of the top floor.~~)"

Section 6. The following sections of Chapter 21.24, Kirkland Municipal Code are each hereby amended to read as follows:

21.24.010 Mechanical Code Adopted. The Uniform Mechanical Code, issued by the International Conference of Building Officials, (1979) 1982 Edition, together with amendments and/or additions thereto hereafter made, is adopted in its entirety by this reference as part of the Mechanical Code for the City, including Appendix Chapter 22 relating to gas fuel piping.

21.24.020 UMC, Table No. 3-A Amended--Mechanical Permit Fees. Table No. 3-A of the Uniform Mechanical Code is amended as to the following items only:

"Permit Issuance

- | | |
|---|------------------------------|
| 1. For the issuance of each permit
(when not part of a Building
Permit) ----- | (10.00) \$20.00 |
| 2. For the issuance of each permit
(when part of a Building Permit) ----- | N/C |

Unit Fee Schedule

- | | |
|--|--------|
| 1. For the installation or relocation of
each forced air or gravity-type furnace or
burner including ducts and vents attached
to such appliance ----- | 6.00 |
| 2. For the installation of each residential
heat pump ----- | 5.00 |
| 21. For the installation of gas piping
systems under 100 feet in length ----- | 2.00 |
| 22. For the installation of gas piping
systems under 100 feet, but less than 300
feet in length ----- | 3.50 |
| 23. For the installation of gas piping
systems over 300 feet in length for each
100 feet ----- | 1.00 |
| 24. For the installation of or relocation
of each oil storage tank, including vent and
flammable or combustible liquid tank, or LP
gas tank ----- | 10.00" |

21.24.060 UMC, Section 1901 Amended. Section 1901 of the Uniform Mechanical Code is amended and supplemented by the addition thereto of a new paragraph to be known as Subsection 1901(c) to read:

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

Section 7. The following section of Chapter 21.28, Kirkland Municipal Code are each hereby amended to read as follows:

21.28.010 Adoption. The Uniform Code for the Abatement of Dangerous Buildings issued by the International Conference of Building Officials, (1979) 1982 Edition, together with amendments and/or additions thereto, is adopted in its entirety by this reference as the Dangerous Building Code for the City.

Section 8. The following sections of Chapter 21.32, Kirkland Municipal Code are each hereby amended to read as follows:

21.32.010 Fire Code Adopted. The Uniform Fire Code, issued by the International Conference of Building Officials and the Western Fire Chiefs Association, (1979) 1982 Edition, together with amendments and/or additions thereto, is adopted in its entirety including Appendix (A-~~Recommended Safeguards and Safe Practices for the Protection of Tanks Containing Flammable or Combustible Liquids in Locations that may be Flooded~~), B-~~Recommended Guide to Safe Practice Protection from Corrosion for Underground Pipe, Fittings and Tanks Containing Flammable Liquids~~), C-~~Rifle Ranges~~, D-~~Standards and Publications Representing Nationally Recognized Good Practice~~, E-~~Suppression and Control of Hazardous Fire Areas~~, F-~~Marinas~~, and G-~~Test Procedures for Fire Extinguishing Systems~~) II B (Protection of Flammable or Combustible Liquids in Tanks in Locations that may be Flooded), II C (Marinas) and II D (Rifle Ranges) by this reference as part of the fire code for the city; provided, however, Article 78 - Fire Works is not adopted.

21.32.050 UFC, Section 10.31(0)2(d) Amended. Section 10.31(0)2(d) of The Uniform Fire Code is amended and supplemented thereto by the addition of a new paragraph to read:

"In lieu of Class II standpipes, the Director of Fire Services may, in writing, require the use of Class I standpipes. The size and number of outlets, and location of piping and fittings shall be approved by the Director of Fire Services."

21.32.060 UFC, Section 11.101(a) Amended. Section 11.101(a) of the Uniform Fire Code is amended to read as follows:

"Section 11.010(a) Permit Required. No person, firm or corporation shall kindle or maintain any open fire or authorize any such fire to be kindled or maintained without a permit or other proper authorization. During construction or demolition of buildings or structures, no waste material or rubbish shall be disposed of by burning on the premises or in the immediate vicinity without having obtained a permit or other proper authorization.

EXCEPTION: ~~Cooking (and-ceremonial-fires)~~. Such permits shall be issued upon request, without charge, by the persons authorized by the City Council to whom authority therefore may have been delegated, when the issuing officer deems it safe to do so. The permit shall designate the premises and the exact location thereon where the fire may be started and continued; the nature of the material to be burned; the time limit of the permit; and may contain any special requirements pertaining to the fire and the control thereof as the issuing officer or the Director of Fire Services deem necessary for safety.

The permittee shall comply with all the terms and conditions of the permit, and shall keep a responsible person, who shall be eighteen (18) years of age or older, in charge of the fire at all times, who shall hold the fire under control and not permit it to spread to other property or structures, and shall thoroughly extinguish the fire when he authorized burning is completed. The possession of such a permit shall not relieve the permittee from civil liability for any damages resulting from the fire or smoke for which he may be liable otherwise."

21.32.100 UFC, Section 79.(201(a))501 Amended. Section 79.(201(a))501 of the Uniform Fire Code is amended to read as follows:

"Section 79.(201(a))501. The storage of Classes I and II flammable liquids in aboveground tanks outside of buildings is prohibited.

EXCEPTION: The Director of Fire Services may issue a special permit for such storage where it appears in his judgment there will be no undue danger to persons or property."

Section 9. The following sections of Title 21 are each hereby repealed:

Chapter 21.08
Building Code
Sections Repealed

21.08.110
21.08.120
21.08.130
21.08.300

Chapter 21.16
Sign Code
Sections Repealed

21.16.030
21.16.040
21.16.060
21.16.070

Chapter 21.32
Fire Code
Sections Repealed

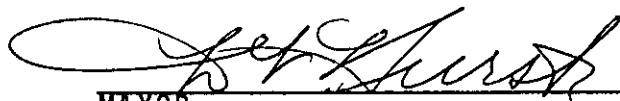
21.32.030
21.32.110
21.32.130

Section 10. Should any section, paragraph, sentence or word of this ordinance or the codes herein adopted or amended 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 11. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and posting or publication, as required by law.


Passed by majority vote of the Kirkland City Council in regular, open meeting this 6th day of September, 1983.

Signed in authentication thereof this 6th day of September, 1983.




MAYOR

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)

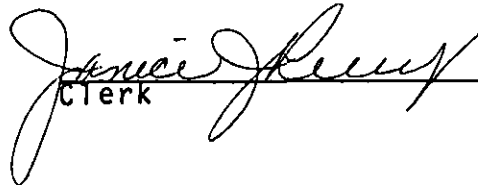
APPROVED AS TO FORM:



City Attorney

CERTIFICATION OF POSTING

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 8th day of September, 1983 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.



Clerk

5080B/0192