

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO BUILDINGS AND CONSTRUCTION, ADOPTING THE 1988 EDITIONS OF THE VARIOUS UNIFORM CODES CONSTITUTING THE STATE BUILDING CODE AND AMENDING, SUPPLEMENTING, OR DELETING PORTIONS OF CHAPTERS 21.04, 21.08, 21.012, 21.16, 21.20, 21.24, 21.28 AND 21.32 OF THE KIRKLAND MUNICIPAL CODE.

Section 1: Copies of Codes on file. The Sections and Subsections of Chapter 21.04 of the Kirkland Municipal Code set forth below are hereby amended to read as follows:

"21.04.010 Copies of Codes on File. The City shall, at all times, keep of file with the Director of Administration and Finance, for reference by the general public, not less than three copies of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made as a 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, 1988 [~~1985~~] Edition;

(2) Uniform Housing Code, issued by the International Conference of Building Officials, 1988 [~~1985~~] Edition;

(3) Uniform Sign Code, issued by the International Conference of Building Officials, 1988 [~~1985~~] Edition;

(4) Uniform Plumbing Code, issued by the International Association of Plumbing and Mechanical Officials, 1988 [~~1985~~] Edition;

(5) Uniform Mechanical Code, issued by the International Association of Plumbing and Mechanical Officials, 1988 [~~1985~~] Edition;

(6) Uniform Code For the Abatement of Dangerous Buildings issued by the International Conference of Building Officials, 1988 [~~1985~~] Edition.

The Copies of Codes on file may be placed by the Director of Administration and Finance in 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 Sections and Subsections of Chapter 20.08 Building Code, of the Kirkland Municipal Code set forth below are 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, 1988 [1985] Edition, together with amendments and/or additions thereto, is adopted in its entirety, including Appendix Chapter Nos. [7 (Covered Mall Buildings),] 11 (Agriculture Building), 32 (Reroofing), 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.

21.08.040 UBC Section 304(d) Amended. Section 304(d) of the Uniform Building Code is amended and supplemented to read:

"(d) Expiration of Plan Review. Applications for building permits which have not been approved by the Department of Community Development, Public Works Department, Fire Prevention Bureau, King County Health Department, or Building Division within 180 days following the date of application shall expire by limitation and become null and void if no permit has been issued. Any time spent in the SEPA review process shall not be included in the allotted 180 days. Plans and other data submitted for review thereafter may be returned to the applicant or destroyed by the building official. The building official may extend the 180 day time limitation following the application for permit for a period of not more than 180 days upon request of the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. The review time by other departments may not be extended. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall pay a new application fee, and

the "application date" shall be the date of payment of the new application fee.

Upon notification of the availability of permit by the building official such permit must be obtained with 180 days of application date. The building official may extend the 180 day time limitation following the application for permit for a period of not more than 180 days upon request of the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No unissued permit shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new application fee and any remaining plan review fee. The rules and regulations in effect on the date of such reapplication shall govern the permit application.

21.08.070 UBC Section 702(b) Amended.

Section 702(b) of the Uniform Building Code is amended and supplemented thereto by the addition of new paragraph to read:

"If two or more tenants of different hazard classifications as defined by UBC Standard 38-1, occupy the same building they shall be separated from each other by no less than one-hour fire resistive construction. Doors may open into a common corridor provided the corridor complies with Section 3305(g) and Section 3305(h) regardless of occupant load."

Exception: Occupancies located in buildings containing an approved automatic sprinkler system.

21.08.080 UBC Section 1202(b) Amended.

Section 1202(b) of the Uniform Building Code is amended to read:

"(b) Special Provisions. Notwithstanding other provisions of this code Group R. Division 1 occupancies shall be not less than one-hour fire-resistive construction throughout. Exterior balconies extending beyond the floor area as defined in Section 407 shall be constructed of noncombustible materials or of combustible one-hour fire-resistive occupancy separation between units.

Storage or laundry rooms that are within Group R, Division 1 Occupancies that are used in common by tenants shall be separated from the rest of the building by not less than one-hour fire-resistive occupancy separation.

[Every apartment house three stories or height and containing more than fifteen (15) apartments, and every hotel containing twenty (20) or more guests rooms shall have an approved fire alarm system as specified in the fire code.]

Exception: An alarm system need not be installed in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and from public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit has an exit direct to a yard or public way.]

For Group R, Division 1 occupancies with a Group B, Division 1 parking garage in the basement or first floor, see Section 702(a).

For attic space partitions and draft stops, see Section 2516(f).

Exterior and interior doors and windows opening onto a common corridor, stairway, [yard, exterior or interior exit balcony, exit court], or similar area serving 5 or more dwelling units shall be protected as specified in Section 33045(h)."

21.08.090 UBC Section 1211 Deleted.  
Section 1211 of the Uniform Building Code relating to fire alarm systems is deleted as it is replaced by Kirkland Municipal Code Chapter 21.35.

21.08.160 UBC Section 3202 Amended. The first paragraph of Section 3202 of the Uniform Building Code is amended to read:

"Fire Retardancy, when required. Roof coverings shall be fire retardant class A or B, except in Type V-N 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."~~

21.08.200 UBC Section 4306 Amended. The definition of "FIRE ASSEMBLY, AUTOMATIC CLOSING" as contained in subsection 4306(b) of the Uniform Building Code, is amended and supplemented to read:

"FIRE ASSEMBLY, AUTOMATIC CLOSING, is a fire assembly which may remain in an open position and which will close automatically upon activation of an approved [a] smoke detector [conforming to requirements specified in UBC Standard No. 43-6] or when approved by the Building Official, activation of a Fire alarm System [as specified in Chapter 55]

EXCEPTION: The Building Official may, in writing, permit the installation of a closing device that will activate upon an increase in temperature. Unless otherwise specified the closing device shall be rated at a maximum temperature of 165°F."

21.08.225 UBC Section 5605 Substructure.

"(a) Construction. Substructures may be of any type construction permitted in this Code subject to the area limitation of Section 3603 except that of wood, exclusive of piling, the members shall be not less in least dimension than the following:

Member	Nominal Size	Piers for Boat Mooring Only. Not Exceeding 10 feet in Width
Caps and Girders	8"	6"
Joists, Beams and Other Members	4"	3"
Flooring or Deck	3" T & G or splined or 4" square edged	2"
Bracing	3"	2"

[If under roof there shall be applied over the flooring or deck a tight fitting wearing floor, of soft wood not less than two inches (2") thick and not more than six inches (6") wide; or of 1" thick hardwood, or of other material with equivalent fire resistance.]

EXCEPTION: Covered piers for moorage only need not have a wearing floor."

"(b) Draft Stops. Draft stops shall be installed in all substructures constructed of combustible materials, exclusive of piling and pile bracing. They shall be placed not over one hundred feet (100') apart measured along the main axis of the pier or wharf. They shall fit tightly around all joists, beams, etc. and extend from the underside of the deck to low water with a maximum required depth of 6 feet. [See Section 5606(f) for draft stops under fire resistive walls in superstructure.]

Substructure draft stops shall be constructed of not less than two (2) thicknesses of two inch (2") nominal thickness lumber laid with broken joints or materials of equal fire resistance.

(c) Automatic Sprinklers. Automatic sprinklers shall be installed under the substructure of every overwater structure in accordance with the requirements of Chapter 38.

EXCEPTIONS: Automatic sprinklers are not required under the following categories of substructure:

- i. Combustible substructures having no superstructures.
- ii. Noncombustible substructures with or without superstructures.
- iii. Substructures resulting from walkways or finger piers when width does not exceed 10 feet.

(d) Dry Standpipes. When a distance of travel to fire apparatus access exceeds two hundred fifty (250) feet, an approved minimum four (4) inch dry standpipe with two and one-half (2 1/2) inch outlets as a maximum of one hundred (100) feet on center shall be provided. There shall be a Siamese connection at the shore end and direct access for Fire Department pumping apparatus shall be provided. Standards for installation to be set by the Director of Fire Services."

Section 3. The Sections and Subsections of Chapter 21.12 Housing Code, of the Kirkland Municipal Code set forth below are hereby amended to read as follows:

21.12.010 Housing Code Adopted. The Uniform Housing Code issued by the International Conference of Building Officials, 1988 [1985] Edition, together with amendments and/or additions thereto, is adopted in its entirety by this reference as the housing code for the City.

Section 4. The Sections and Subsections of Chapter 21.16 Sign Code, of the Kirkland Municipal Code set forth below are hereby amended to read as follows:

21.16.010 Sign Code Adopted. The Uniform Sign Code issued by the International Conference of Building Officials, 1988 [1985] Edition, together with amendments and/or additions

thereto, is adopted in its entirety by this reference as the sign code for the City.

Section 5. The Sections and Subsections of Chapter 21.20 Plumbing Code, of the Kirkland Municipal Code set forth below are 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, 1988 [~~1985~~] 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.

Section 6. The Sections and Subsections of Chapter 21.24 Mechanical Code, of the Kirkland Municipal Code set forth below are hereby amended to read as follows:

21.24.010 Mechanical Code Adopted. The Uniform Mechanical Code issued by the International Conference of Building Officials, 1988 [~~1985~~] Edition, together with amendments and/or additions thereto, is adopted in its entirety by this reference as the mechanical code for the City, including Appendix Chapter 22 relating to gas fuel piping.

Section 7. The Sections and Subsections of Chapter 21.28 Uniform Code for the Abatement of Dangerous Buildings, of the Kirkland Municipal Code set forth below are 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, 1988 [1985] 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 Sections and Subsections of Chapter 21.32 Fire Code, of the Kirkland Municipal Code set forth below are hereby amended to read as follows:

21.32.101 Fire Code Adopted. The Uniform Fire Code, issued by the International Conference of Building Officials and the Western Fire Chiefs Association, 1988 [1985] Edition, together with amendments and/or additions thereto, is adopted in its entirety including Appendix Chapter Nos. 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.

21.32.020 UFC Section 2.303 Amended. Section 3.303 [2] of the Uniform Fire Code is amended to read as follows:

"Section 2.303 [2]. Whenever the Director of Fire Services disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the Fire Prevention Code do not apply or that the true intent and meaning of the Fire Prevention Code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Director of fire Services to the Building and Mechanical Codes Board of Appeals, within thirty days from the date of the decision appealed."

21.32.040 UFC Chapter 14 Deleted. Chapter 14 [Section 10.306] of the Uniform Fire Code relating to fire alarm systems is deleted as it is replaced by Kirkland Municipal Code Chapter 21.35.

21.32.050 UFC Section 10.309(d) Amended. Section 10.309 [11] (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, location, number of inlets and outlets, and the location of piping and fitting shall be approved by the Director of Fire Services.

21.32.120 UFC Section 82.104 (b) Amended.  
Section 82.104(b) [~~5(a)~~]. The aggregate capacity of any one installation which contains more than 2,000 water gallons of liquified petroleum gas is prohibited within the City.

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. KIRKLAND MUNICIPAL CODE SECTIONS DELETED

The Sections and Subsections of Title 21 of the Kirkland Municipal Code set forth below are hereby repealed:

21.08.018 UBC Section 102 Amended.  
 Relating to the purpose of the building code.

21.08.050 UBC Section 307(a) Amended.  
 Relating to Certificate of Occupancies.

21.08.144 UBC Section 1807(M) Further Amended. Relating to alternatives in buildings seven or more stories in height.

21.08.233 UBC Section 7008 Amended.  
 Relating to Grading Bonds.

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 publication pursuant to Section

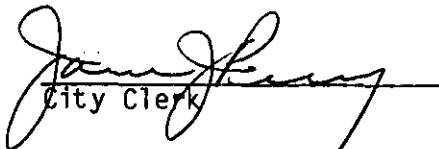
1.08.017 Kirkland Municipal Code in summary form attached to the original of this Ordinance and by this reference approved by the City Council, as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 5th day of December, 1989.


Signed in authentication thereof this 5th day of December, 1989.

  
MAYOR

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

SUMMARY OF ORDINANCE NO. 3190

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO BUILDINGS AND CONSTRUCTION, ADOPTING THE 1988 EDITIONS OF THE VARIOUS UNIFORM CODES CONSTITUTING THE STATE BUILDING CODE AND AMENDING, SUPPLEMENTING, OR DELETING PORTIONS OF CHAPTERS 21.04, 21.08, 21.012, 21.16, 21.20, 21.24, 21.28 AND 21.32 OF THE KIRKLAND MUNICIPAL CODE.

Section 1: Amends Section 21.04.010 by adopting the 1988 Edition of the Uniform Building, Housing, Sign, Plumbing, Mechanical, Abatement of Dangerous Buildings and Fire Codes to conform with the Washington State Building Code.

Section 2: Building Code: Adopts by reference the 1988 Edition of the Uniform Building Code and amends supplements and modifies the following sections thereof:

<u>UBC Section Amended</u>	<u>KMC Section</u>
304(d)	21.08.30
702(b)	21.08.070
1202(b)	21.08.080
1211(Replaced by Chapter 21.35 KMC)	21.08.090
3202	21.08.160
4306	21.08.200
5605	21.08.225

Section 3: Housing Code: Amends Kirkland Municipal Code Section 21.12.010 to adopt by reference the 1988 Edition of the Uniform Housing Code.

Section 4: Sign Code: Amends Kirkland Municipal Code Section 21.16.010 to adopt the 1988 Edition of the Uniform Sign Code.

Section 5: Plumbing Code: Amends Kirkland Municipal Code Section 21.20.010 to adopt certain specified chapters of the 1988 Uniform Plumbing Code.

Section 6: Mechanical Code: Amends Section 21.24.010 of the Kirkland Municipal Code to adopt the 1988 Edition of the Uniform Mechanical Code.

Section 7: Dangerous Building Code: Amends Kirkland Municipal Code Section 21.28.010 to adopt the 1988 Edition of the Uniform Code for Abatement of Dangerous Buildings.

Section 8: Fire Code: Amends Kirkland Municipal Code Section 21.32.010 to adopt the 1988 Edition of the Uniform Fire Code, but excepting therefrom Article 78 relating to fire works. The following sections of the Uniform Fire Code are also amended or deleted:

<u>UFC Section</u>	<u>KMC Section</u>
3.303	21.32.020
Chapter 14-Replaced by KMC Chapter 21.35	
Fire Alarm Systems	21.32.040
10.309(d)	21.32.050
82.104(b)	21.32.120


Section 9: Miscellaneous amendments and deletions: The following sections and subsections of the Title 21 of the Kirkland Municipal Code are repealed: 21.08.018, 21.08.050, 21.08.144 and 21.08.233.

Section 10: Savings Clause

Section 11: Authorizes publication by summary, approves the summary to be published and establishes the effective date of the Ordinance as five days after passage and publication of the summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the Kirkland City Clerk. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 5th day of December, 1989.

I certify that the foregoing is a summary of Ordinance No. 3190 approved by the Kirkland City Council for summary publication.

  
 JANICE A. PERRY  
 Kirkland City Clerk