

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FIRE EXTINGUISHING SYSTEMS AMENDING ORDINANCE NO. 3090 AND CHAPTER 21.33 OF THE KIRKLAND MUNICIPAL CODE, AS AMENDED.

WHEREAS, the City Council has received from the Kirkland Fire Department a recommendation to amend certain sections of the Kirkland Municipal Code relating to fire sprinkler systems and alarm systems; and

WHEREAS, the City Council has considered the additional construction costs associated with the recommendation as compared to the reduction in commonly added additional expenses due to the City's not imposing service connection fees for sprinkler lines, standby water service fees, or by requiring meters on sprinkler service lines; and

WHEREAS, the City Council has determined the recommendation of the Kirkland Fire Department will promote the safety and well being of the citizens of the City of Kirkland.

NOW, THEREFORE, be it ordained by the City Council of the City of Kirkland as follows:

Section 1. Subsection 21.33.020 of the Kirkland Municipal Code shall be amended as follows:

**21.33.020 Intent.**

It is the intent of this chapter to require installation of fire-extinguishing systems so as to protect against safety hazards. These requirements are reasonably related to the hazard posed, ~~such as where local circumstances hinder access for emergency equipment or personnel.~~ Notwithstanding any chapter, ordinance, legislation or other provisions concerning local requirements for fire-extinguishing systems, this chapter shall determine the requirements for fire-extinguishing systems within the city.

Section 2. Subsection 21.33.050 of the Kirkland Municipal Code shall be amended as follows:

**21.33.050 Standards.**

Fire extinguishing systems shall comply with UBC Standards Nos. 9-1 and 9-2 and 9-3 as adopted by the building code for the city.

## EXCEPTIONS:

(1) Automatic fire-extinguishing systems not covered by UBC Standard No. 9-1-~~or~~, 9-2 or 9-3 shall be approved and installed in accordance with the fire code.

(2) Automatic sprinkler systems may be connected to the domestic water supply main when approved by the fire chief, provided the domestic water supply system is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements. In such case the connection shall be made between the public water main or meter and the building shutoff valve, and there shall not be intervening valves or connections.

(3) The fire department connection may be omitted when approved by the fire chief.

(4) Automatic sprinkler systems in Group R occupancies, four stories or less may comply with UBC Standard 9-3. When residential sprinkler systems as set forth in UBC Standard 9-3 are provided, exceptions to or reductions in code requirements based on the installation of an automatic fire-extinguishing system are not allowed.

Section 3. Subsection 21.33.060 of the Kirkland Municipal Code shall be amended as follows:

**21.33.060 Automatic fire-extinguishing systems**

(a) Where Required. An automatic fire-extinguishing system shall be installed in all structures as set forth in this section and Section 1003.2.1 through 1003.2.8 of the Uniform Fire Code and 1994 Uniform Building Code Sections 904.2.1 through 904.2.8 as amended and adopted by the State of Washington. For the purposes of this section an area separation or occupancy separation wall shall not constitute a separation between two structures.

EXCEPTIONS:

(1) One area separation wall without openings therein may be utilized in duplexes, apartment houses and condominiums provided that the total area of the combined structures does not exceed 12,000 square feet.

(2) One area separation wall may be utilized in office buildings provided that openings are limited to one fire rated, side hinged, automatic closing door per floor, and one duct equipped with a combination fire/smoke damper and further provided that the total area of the combined structures does not exceed 12,000 square feet. If openings are provided, they must be located within a corridor. No other openings are permitted in the area separation wall.

~~For special provisions on hazardous chemicals and magnesium, and calcium carbide, see the fire code~~

(b) All Occupancies. An automatic sprinkler system shall be installed in the following buildings or structures:

(1) In all buildings where the aggregate area of all floor and basements is greater than six thousand square feet except as otherwise specified in this chapter. See Section 21.33.060 Exception #2 for allowable increases in office buildings.;

EXCEPTION: Open-Air Grandstands and Bleachers without combustible members and which include no used space beneath;

(2) In all buildings four or more stories in height. For the purpose of this section, a story shall be defined as that portion of a building included between the upper surface of any floor and the surface of the next floor or roof above;

(3) When it is determined by the fire chief that access for Fire Department ~~emergency apparatus~~ or fire flow is not adequate;

(4) Throughout every single family dwelling or duplex where the aggregate area of all floors and basements is greater than 7,000 square feet. See Section 21.33.060 Exception #1 for allowable increases.

(4)(5) Throughout every apartment house where the aggregate area of all floors and basements is greater than 7,000 square feet or containing more than 6 dwelling units and every hotel three or more stories in height or containing twenty or more guest rooms and in congregate residences 3 or more stories in height and having an occupant load of 50 or more. Residential sprinkler heads shall be used in the dwelling unit and guest room portions of the building. See Section 21.33.060 Exception #1 for allowable increases.

For the purposes of this section condominiums shall be treated as apartments.

For the purpose of this section, the floor area of basements or first stories of Type I construction which are separated from the building above with a three-hour occupancy separation and utilized exclusively for the parking and storage of private or pleasure-type motor vehicles shall be excluded in the total area provided the area below the three hour occupancy separation does not exceed 6,000 square feet. This area shall not be limited if fully sprinklered.

For the purpose of this section, a story shall be defined as that portion of a building included between the upper surface of any floor and the surface of the next floor or roof above;

~~(5)(6)~~ In Group E-1 occupancies as required by WAC 51-24-10507 (c);

~~(6)(7)~~ All buildings or structures supported by piers or piling which extend over water, or where any portion of the building is more than two hundred fifty 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 F.R. or II F.R. construction throughout need not have a sprinkler system installed unless otherwise required by other provisions of this chapter.

(8) Structures utilized exclusively as agricultural buildings of Type I or II Construction where the aggregate area of all floors and basements is greater than 12,000 square feet which shall include the following uses:

1. Storage of livestock and poultry.
2. Riding arenas without viewing stands
3. Horticultural structures such as greenhouses.

(9) Other buildings and/or structures as specified in rules promulgated by the fire chief.

Section 4. Subsection 21.33.070 of the Kirkland Municipal Code shall be amended as follows:

**21.33.070 Sprinkler system supervision alarms.**

All automatic sprinkler systems shall be supervised monitored by an approved U.L. listed central station, proprietary or remote station service or with a local audible alarm, which will give an audible signal at a constantly attended location, when the number of sprinklers is: Non-residential occupancies shall also be equipped with an exterior alarm strobe in a location approved by the Fire Department.

- ~~————(1) Twenty or more in Group I Division I occupancies;~~
- ~~————(2) One hundred or more in other occupancies.~~

Section 5. Subsection 21.33.080 of the Kirkland Municipal Code shall be amended as follows:

**21.33.080 Permissible sprinkler omissions.**

~~(a) Subject to the approval of the director of fire services, Fire Chief, sprinklers may be omitted in rooms or areas as indicated in Section 1003.4 of the Uniform Fire Code, 1994 Edition.~~

~~\_\_\_\_\_ (b) Except as otherwise required by this chapter, areas of existing buildings in excess of twelve thousand square feet may be increased by ten percent, and not be required to install fire extinguishing systems. This exception may be used one time only.~~

Section 6. A new subsection 21.33.085 shall be added to the Kirkland Municipal Code to read as follows:

**21.33.085 Existing buildings.**

(a) Existing Buildings. Existing buildings that would be required to install an automatic sprinkler system if new, shall comply with this section when an addition is made to the building, or when the value of all alterations or repairs within any twenty-four month period exceed fifty percent (50%) of either the assessed valuation of such existing building, based on King County assessed valuation, or the value of the existing building as determined by the most current Building Standards as published by The International Conference of Building Officials, whichever is greater.

For the purpose of this subsection existing buildings which utilize 21.33.060 Exception 1 or 2 shall not be considered as additions.

For the purposes of this subsection, the cost of such alteration or repair shall be as determined by the Building Official.

Any existing building required to install an automatic sprinkler system under the provisions of this section shall install such system throughout the entire building.

EXCEPTION:

Areas of existing buildings may be increased by up to twenty five percent (25%), not to exceed the areas permitted in Section 21.33.060 (b) 1, 4, 5 or 8 in additional square feet.

Existing buildings with a total area less than that specified in 21.33.060 (b) 1, 4, 5 or 8 may be increased up to the areas specified in 21.33.060 (b) 1, 4, 5 or 8 and 25% in additional area.

This exception shall be used one time only and acknowledgment of its use shall be recorded to run with the property title prior to permit issuance.

Section 7. Subsection 21.33.090 of the Kirkland Municipal Code shall be amended as follows:

**21.33.090 ~~Rules to be developed~~ Operating Policies.**

The ~~director of fire services Fire Chief~~ is directed to shall develop and publish rules and regulations operating policies for the installation of automatic fire extinguishing systems. The ~~rules and regulations operating policies~~ shall indicate the type and configuration of systems based on, but not limited to, occupancy type, location and water availability. The Operating policies shall be developed from nationally recognized standards and local conditions. No less than three copies shall be available for public inspection and review in the fire department office. The ~~director of fire services Fire Chief~~ may offer the rules and regulations operating policies for sale at a reasonable cost to cover printing and handling.

Section 8. 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 1.08.107, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 2nd day of April, 1996.

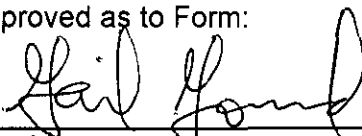
Signed in authentication thereof this 2nd day of April, 1996.

  
MAYOR

Attest:

  
City Clerk

Approved as to Form:

  
City Attorney  
mar96\sprinkord

PUBLICATION SUMMARY  
OF ORDINANCE NO. 3455

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FIRE EXTINGUISHING SYSTEMS AMENDING ORDINANCE NO. 3090 AND CHAPTER 21.33 OF THE KIRKLAND MUNICIPAL CODE, AS AMENDED.

SECTIONS 1-5. Amend portions of KMC chapter 21.33, entitled Fire Extinguishing Systems and modify the requirements and standards relating to fire extinguishing systems.

SECTION 6. Adds a new Section 21.33.085 to the Kirkland Municipal Code and addresses the circumstances under which the owners of existing buildings would be required to install automatic sprinkler systems.

SECTION 7. Amends Section 21.33.090 of the Kirkland Municipal Code and addresses operating policies for the installation of automatic fire extinguishing systems.

SECTION 8. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 2nd day of April, 1996.

I certify that the foregoing is a summary of Ordinance 3455 approved by the Kirkland City Council for summary publication.

  
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City Clerk  
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