

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FIRE EXTINGUISHING SYSTEMS AND REPEALING AND REENACTING CHAPTER 21.33 OF THE KIRKLAND MUNICIPAL CODE.

The City Council of the City of Kirkland do ordain as follows:

Section 1. Chapter 21.33 of the Kirkland Municipal Code is hereby repealed and reenacted to read as follows:

Chapter 21.33

Fire Extinguishing Systems

21.33.010 Purpose.

The purpose of this chapter is to promote the general public health, safety and welfare by establishing the maximum fire compartment area within unsprinklered buildings and regulating the installation of automatic fire-extinguishing systems. This chapter is not intended to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this chapter.

21.33.015 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. 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.

21.33.020 Scope.

(a) General.

(1) The provisions of this chapter shall apply to new buildings and to existing buildings that are expanded beyond the limits set forth in this chapter. All fire-extinguishing systems required by this chapter shall be installed in accordance with the requirements of this chapter.

(2) Fire hose threads used for connection to fire-extinguishing systems by the fire department shall be National Standard Hose Threads (NST).

(3) In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 23, International Fire Code, 2003 edition.

(4) The occupancy classifications used in this chapter are the same as those used in the building code adopted by reference in this title.

(b) Approvals. All fire-extinguishing systems including automatic sprinkler systems, combined systems, and special automatic extinguishing systems shall be approved and shall be subject to such periodic tests as may be required by the fire chief. The location of all fire department hose connections

shall be approved by the fire chief. The connection to a public water supply and cross-connection control shall be approved by the appropriate water purveyor.

21.33.025 Appeals.

Appeals from any ruling made under this chapter may be made to the building code board of appeal. Procedural rules concerning appeals shall be as provided in the building code.

21.33.030 Definitions.

For the purpose of this chapter certain terms are defined as follows:

(1) "Automatic fire-extinguishing system" is an approved system of devices and equipment which automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of a fire.

(2) "Combined system" is a system of water piping which serves two-and-one-half-inch hose outlets for use by the fire department and also supplies water for fire sprinklers.

(3) "Fire department hose connection" is a connection through which the fire department can pump water.

(4) "Floor Area, Gross" shall be defined as the floor area whether above or below grade within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of the interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts. Gross floor area shall also not include limited access areas such as vented crawl spaces and attics.

21.33.035 Standards.

Fire extinguishing systems shall comply with IFC Standards Nos. 903.3.1.1, 903.3.1.2 or 903.3.1.3 as adopted by the fire code for the city.

EXCEPTIONS:

(1) Automatic fire-extinguishing systems not covered by IFC Standard Nos. 903.3.1.1, 903.3.1.2 or 903.3.1.3 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.

21.33.040 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 903.2.1 through

Section 903.2.13 of the 2003 International Fire Code and 2003 International Building Code Sections 903.2.1 through 903.2.13 as amended and adopted by the state of Washington. For the purposes of this section fire barriers and fire walls of any type do not constitute separate buildings.

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

(1) In all newly constructed buildings with a gross floor area of five thousand (5,000) or greater square feet, regardless of type or use, as well as zero lot line townhouses with an aggregate area of all connected townhouses five thousand (5,000) square feet or greater.

(2) When it is determined by the fire chief that access for fire department or fire flow is not adequate;

(3) In Group E occupancies as required by WAC 51-50-0903;

(4) All buildings or structures supported by piers or piling which extend over water.

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;

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

21.33.045 Permissible sprinkler omissions.

Subject to the approval of the fire chief, sprinklers may be omitted in rooms or areas as indicated in Section 903.3.1.1.1 of the International Fire Code, 2003 Edition.

21.33.050 Existing buildings.

(a) 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.

(b) Any existing building required to install an automatic sprinkler system under the provisions of this section shall install such system throughout the entire building. Subject to the approval of the Fire Chief, a phasing plan of up to five years is permitted.

EXCEPTIONS:

1. Areas of existing buildings may be increased by up to twenty-five percent, not to exceed five thousand square feet.
2. Existing buildings with a total area less than five thousand square feet may be increased up to five thousand square feet and twenty-five percent 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.

21.33.055 Operating policies.

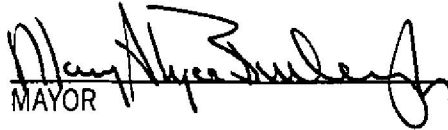
The fire chief shall develop and publish operating policies for the installation of automatic fire-extinguishing systems. The operating policies shall indicate the type and configuration of systems based on, but not limited to, occupancy

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 fire chief may offer the operating policies for sale at a reasonable cost to cover printing and handling.

Section 2. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 20th day of July, 2004.

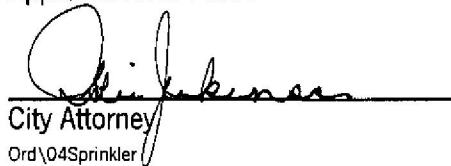
Signed in authentication thereof this 20th day of July, 2004.


MAYOR

Attest:


City Clerk

Approved as to Form:


City Attorney
Ord\04Sprinkler