

ORDINANCE O-4889

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE INTERNATIONAL FIRE CODE AND AMENDING CHAPTER 21.20 OF THE KIRKLAND MUNICIPAL CODE.

1 WHEREAS, the City Council has adopted by reference the prior
2 International Fire Codes, with amendments, for the health, safety, and
3 welfare of the community as set forth in Kirkland Municipal Code
4 Chapter 21.20; and

5
6 WHEREAS, a new version of the International Fire Code is now
7 in effect; and

8
9 WHEREAS, Fire Prevention staff have collaborated extensively
10 with neighboring jurisdictions in northeast King County to create local
11 amendments that promote a safe community, a safe environment for
12 emergency responders, and a predictable and consistent experience for
13 developers, designers, and builders; and

14
15 WHEREAS, the City Council wishes to provide standards for the
16 maintenance of buildings and property within the City to protect the
17 public health, safety, and welfare.

18
19 NOW, THEREFORE, the City Council of the City of Kirkland do
20 ordain as follows:

21
22 Section 1. Kirkland Municipal Code Section 21.20.010 is
23 amended to read as follows:

24
25 **21.20.010 International Fire Code adopted.**

26 In accordance with Chapter 19.27 RCW, the ~~2018~~ 2021 Edition of the
27 International Fire Code, as published by the International Code Council,
28 Inc., together with any additions, deletions, and exceptions currently
29 enacted or as may be amended from time to time by the state of
30 Washington through its Building Code Council pursuant to Chapter 51-
31 54A WAC, and as further amended by this chapter, is adopted and
32 incorporated by this reference. Further, the following appendix chapters
33 are specifically adopted as part of the Kirkland Fire Code: Appendix B
34 (Fire Flow Requirements for Buildings) and Appendix C (Fire Hydrant
35 Locations and Distribution).

36
37 One copy of the International Fire Code and the appendices adopted
38 above are on file with the city's fire code official.

39
40 Section 2. Kirkland Municipal Code Section 21.20.030 is
41 amended to read as follows:

42
43 **21.20.030 Amendments to the International Fire Code – Chapter 1,**
44 **Scope and Administration.**

45 The following local amendments to Chapter 1 of the International Fire
 46 Code, entitled "Scope and Administration," including all amendments
 47 enacted by the state of Washington, are hereby adopted and
 48 incorporated into the International Fire Code as follows:

49
 50 **A. Scope and General Requirements -- Title.** *Section 101 of the*
 51 *International Fire Code entitled "Scope and General Requirements," is*
 52 *amended to read by substituting subsection 101.1 with the following:*

53 101.1 Title. These regulations shall be known as the Fire Code
 54 of the City of Kirkland, hereinafter referred to as "this code."

55 **B. Applicability – Referenced codes and standards.** *Section 102 of*
 56 *the International Fire Code entitled "Applicability," is amended by*
 57 *substituting subsection 102.7 with the following:*

58 102.7 Referenced codes and standards. The codes and
 59 standards referenced in this code shall be those that are
 60 listed in Chapter 80. Such codes and standards shall be
 61 considered part of the requirements of this code to the
 62 prescribed extent of each such reference as determined or
 63 modified by the fire code official. Where differences occur
 64 between the provisions of this code and the referenced
 65 standards, the provisions of this code shall apply. When
 66 allowed by the Fire Code Official, editions of standards not
 67 herein referenced may be used provided the entire
 68 standard is utilized.

69 **C. Code Compliance Agency – Section 103 of the *International Fire***
 70 ***Code entitled "Code Compliance Agency" is amended by substituting***
 71 ***subsection 103.1 with the following:***

72 103.1 The Kirkland Fire Prevention Bureau is the City's
 73 Code Compliance Agency and the official in charge thereof
 74 shall be known as the fire code official. The function of the
 75 agency shall be the implementation, administration and
 76 enforcement of the provisions of this code.

77 **GD. General authority and responsibilities – Indigent housing**
 78 ***guidelines. Section 104 of the International Fire Code entitled "General***
 79 ***Authority and Responsibilities," is amended by adding the following new***
 80 ***Subsection ~~104.1.1~~ 104.1.2:***

81 ~~104.1.1~~104.1.2 Indigent housing guidelines. The *fire code official*
 82 is hereby authorized to develop a policy regarding application
 83 and exemption of construction codes for temporary homeless
 84 shelters in accordance with WAC 51-16-030 Exemptions for
 85 indigent housing guidelines, now or as hereafter amended.

86 **DE. General authority and responsibilities – Assistance from other**
 87 ***agencies. Section 104 of the International Fire Code entitled "General***

88 *Authority and Responsibilities,* is amended by substituting subsection
89 ~~404.10.4~~ 104.11.1 with the following:

90 ~~404.10.4~~ 104.11.1 Assistance from other agencies. Police
91 and other enforcement agencies shall have authority to
92 render necessary assistance in the investigation of fires or
93 the enforcement of this code as requested by the fire code
94 official.

95 **EF.** *General authority and responsibilities – Obstructing*
96 *operations. Section 104 of the International Fire Code entitled “General*
97 *authority and responsibilities,” is amended by substituting subsection*
98 ~~404.11.2~~ 104.12.2 with the following:

99 ~~404.11.2~~ 104.12.2 Obstructing operations. No person shall
100 obstruct the operations of the fire department in connection
101 with extinguishment, control, or investigation of any fire, or
102 actions relative to other emergencies, or disobey any
103 lawful command of the fire department or officer of the fire
104 department in charge of the emergency, or any part
105 thereof, or any lawful order of a police officer assisting the
106 fire department.

107 **FG.** *Permits – Compressed gases. Section 105 of the International*
108 *Fire Code entitled “Permits,” is amended by substituting subsection*
109 ~~405.6.8~~ 105.5.9 with the following:

110
111 ~~405.6.8~~ 105.5.9 Compressed gases. An operational permit is
112 required for the storage, use or handling at *normal temperature*
113 *and pressure* (NTP) of *compressed gases* in excess of the
114 amounts listed in Table ~~405.6.8~~ 105.5.9.

115
116 **Exception:** Vehicles equipped for and using *compressed gas* as
117 a fuel for propelling the vehicle.

118 TABLE ~~405.6.8~~ 105.5.9
119 PERMIT AMOUNTS FOR COMPRESSED GASES

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100 lbs.)
Carbon dioxide or nitrogen used in insulated liquid carbon dioxide beverage dispensing, food or beverage applications	875 (100 lbs.)
Corrosive	200
Flammable (except cryogenic fluids and liquefied petroleum gases)	200

Highly toxic	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

For SI: 1 cubic foot – 0.02832 m³.

120

121

122 **GH. Permits – Mobile food preparation vehicles.** Section 105 of the
123 International Fire Code entitled "Permits," is amended by substituting
124 subsection ~~105.6.30~~ 105.5.32 with the following:

125

126 ~~105.6.30~~ 105.5.32 Mobile food preparation vehicles. A permit is
127 required for mobile food preparation vehicles equipped with
128 appliances that produce smoke or grease-laden vapors or utilize
129 LP-gas systems or CNG systems.

130

131 A passed, conforming inspection by a participating agency in the
132 Washington State Association of Fire Marshals Mobile Food
133 Preparation Vehicle Inspection Program, performed within the
134 last 12 months, shall be accepted. Valid operational permits
135 issued by ~~any King County Fire Agency~~ are a participating fire
136 agency may be recognized provided that the vehicle and
137 appliances are maintained in accordance with conditions of the
138 permit.

139

140 **HI. Permits – Positive alarm sequence.** Section 105 of the
141 International Fire Code entitled "Permits," is amended by adding the
142 following new subsection ~~105.6.54~~ 105.5.53:

143

144 ~~105.6.54~~ 105.5.53 Positive alarm sequence. An operational
145 permit is required to operate a PAS (Positive Alarm Sequence)
146 Account as prescribed in NFPA (National Fire Protection
147 Association) 72.

148 **J. Permits – Private fire hydrants.** Section 105 of the International
149 Fire Code entitled "Permits," is amended by adding the following new
150 subsection 105.5.54:

151

152 105.5.54 Private fire hydrants. An operational permit is required
153 to operate and maintain a private fire hydrant.

154

155 **K. Permits – Gates and barricades across fire apparatus access**
156 **roads.** Section 105 of the International Fire Code entitled "Permits," is
157 amended by adding the following new subsection 105.5.55:

158

159 105.5.55 Gates and barricades across fire apparatus access
160 roads. An operational permit is required to operate and maintain
161 a gate or barricade across a primary fire apparatus access road.

162
163
164
165
166
167
168

169
170
171
172
173
174
175
176
177
178
179
180
181
182
183

184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210

IL. Permits – Flammable and combustible liquids. Section 105 of the International Fire Code entitled "Permits," is amended by substituting subsection ~~405.7.8~~ 105.6.8 with the following:

~~405.7.8~~ 105.6.8 Flammable and combustible liquids. A construction permit is required:

1. To repair or modify a pipeline for the transportation of flammable or combustible liquids.
2. To install, construct or alter tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.
3. To install, alter, remove, abandon or otherwise dispose of a flammable or combustible liquid tank.

Exception: A permit is not required for the abandonment or removal of underground storage tanks previously used to store fuel oil for residential heating. It is the property owner's responsibility to make the decision on how to proceed with abatement.

JM. Permits – Refrigeration Equipment. Section 105 of the International Fire Code entitled "Permits," is amended by adding the following new subsection 105.7.27:

105.7.27 Refrigeration Equipment. A construction permit is required to install a mechanical refrigeration unit or system regulated by Chapter 6 of the International Fire Code.

KN. Fees – Schedule of permit fees. Section ~~406~~ 107 of the International Fire Code entitled "Fees," is amended by substituting subsection ~~406.2~~ 107.2 with the following:

~~406.2~~ 107.2 Schedule of permit fees. The fee for each permit shall be as set forth in Chapter 21.74, as now or hereafter amended. A permit shall not be valid until the fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

LQ. Fees – Work commencing before permit issuance. Section ~~406~~ 107 of the International Fire Code entitled "Fees," is amended by substituting subsection ~~406.3~~ 107.4 with the following:

~~406.3~~ 107.4 Work commencing before permit issuance. A person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to an additional fee established in Chapter 21.74 KMC, which shall be in addition to the required permit fees.

211
 212 **M P. Fees - Refunds.** Section ~~406~~ 107 of the International Fire Code
 213 entitled "Fees," is amended by substituting subsection ~~406.5~~ 107.6 with
 214 the following:

215
 216 ~~406.5~~ 107.6 Refunds. Refunds shall be according to policies and
 217 procedures established in Chapter 21.74 KMC.

218
 219 **N Q. Fees – Re-inspection fee.** Section ~~406~~ 107 of the International
 220 Fire Code entitled "Fees," is amended by adding the following new
 221 subsection ~~406.6~~ 107.7:

222
 223 ~~406.6~~ 107.7 Re-inspection fee. A re-inspection fee may be
 224 assessed when all of the following criteria have been met:

- 225
 226 a. Code violations have been identified by the *fire code official*;
 227
 228 b. A written notice has been issued to the responsible party,
 229 identifying the code violations and a time period to make
 230 corrections; and
 231
 232 c. The code violations have not been corrected within the
 233 specified period.

234
 235 **Ø R. Fees – Event fee.** Section ~~406~~ 107 of the International Fire Code
 236 entitled "Fees," is amended by adding the following new subsection
 237 ~~406.7~~ 107.8:

238
 239 ~~406.7~~ 107.8 Event Fee. When the fire chief determines it is
 240 necessary to preserve the public health, safety and welfare,
 241 event sponsors may be required to compensate the department
 242 for staffing and equipment in an amount calculated according to
 243 the Washington State Fire Chiefs Association's fee schedule
 244 together with Fire Prevention hourly staffing rate as set forth in
 245 Chapter 21.74 KMC or as now or hereafter amended.

246
 247 **P S. Maintenance – Recordkeeping.** Section ~~408~~ 109 of the
 248 International Fire Code entitled "Maintenance," is amended by
 249 substituting subsection ~~408.3~~ 109.3 with the following:

250
 251 ~~408.3~~ 109.3 Recordkeeping. A record of periodic inspections,
 252 test, servicing and other operations and maintenance shall be
 253 maintained on the premises or other *approved* location for not
 254 less than 3 years, or a different period of time where specified in
 255 this code or referenced standards. Records shall be made
 256 available for inspection by the *fire code official*, and a copy of the
 257 records shall be provided to the *fire code official* upon request.

258
 259 The *fire code official* is authorized to prescribe the form and
 format of such recordkeeping. The *fire code official* is authorized

260 to require that certain required records be filed with the *fire code*
261 *official*.

262 Effective February 1, 2020 all confidence test reports must be
263 filed with the Compliance Engine at
264 www.thecomplianceengine.com
265

266 **Q I. Maintenance – Timeliness of report filing. Section 408 109 of**
267 ***the International Fire Code entitled “Maintenance,” is amended***
268 ***by adding the following new subsection 408.3.4 109.3.1:***
269

270 **408.3.4 109.3.1** Timeliness of report filing. Fire/life safety
271 system confidence test reports must be submitted within five
272 business days of the inspection or maintenance completion.
273 Systems with impairments or red-tagged systems must also be
274 reported immediately using the current mandatory impaired
275 systems reporting process.
276

277 Reports that are not submitted in a timely manner are subject to
278 an additional \$10 fee for each late report.
279

280 **U. Maintenance –Supervision. Section 109 of the International Fire**
281 ***Code entitled “Maintenance,” is amended by adding the following new***
282 ***subsection 109.4.1:***
283

284 **109.4.1 Reported deficiencies extending past 60 days shall be**
285 **subject to additional fees until deficiencies have been corrected.**
286

287 **R V. Maintenance – Overcrowding. Section 408 109 of the**
288 ***International Fire Code entitled “Maintenance,” is amended by***
289 ***substituting subsection 408.6 109.6 with the following:***
290

291 **408.6 109.6** Overcrowding. Overcrowding or admittance of any
292 person beyond the *approved* capacity of a building or a portion
293 thereof shall not be allowed. The *fire code official*, upon finding
294 any overcrowding conditions or obstructions in aisles,
295 passageways or other means of egress, or upon finding any
296 condition which constitutes a life safety hazard, shall be
297 authorized to direct actions be taken to reduce the overcrowding
298 or to cause the event to be stopped until such condition or
299 obstruction is corrected.

300 **S W. Appeals. Section 409 111 of the International Fire Code entitled**
301 ***“Appeals,” is amended by substituting Section 409 111 with the***
302 ***following:***
303

304 **409.4 111.1** Appeals to hearing examiner. Appeals of
305 orders, decisions and determinations of *the fire code*
306 *official* that do not constitute enforcement actions shall be
307 heard and decided by the city of Kirkland hearing
308 examiner. Enforcement actions shall be brought pursuant

309 to the provisions of Chapter 1.12. To the extent the codes
310 adopted by reference in this title refer to a "board of
311 appeals" those references shall be deemed to refer to the
312 city of Kirkland hearing examiner.

313 ~~409.2~~ 111.2 Limitations on authority. An application for
314 appeal shall be based on a claim that the intent of this
315 chapter, chapter 21.33 KMC, or the rules legally adopted
316 hereunder have been incorrectly interpreted, the
317 provisions of this code do not fully apply, or an equivalent
318 method of protection or safety is proposed. The hearing
319 examiner shall not have authority to waive requirements of
320 this code.

321 ~~409.3~~ 111.3 When to appeal and appeal fee. An appellant
322 shall file a written appeal of the order, decision or
323 determination of the *fire code official* with the Fire Marshal
324 of the Kirkland fire department within thirty days of the date
325 of the decision of the *fire code official*. There shall not be
326 an appeal fee for appeals of stop work orders or code
327 enforcement orders. For all other matters, the appeal fee
328 shall be one hundred twenty-five dollars and shall
329 accompany the written appeal. Failure to timely file the
330 appeal or pay the appeal fee shall result in dismissal of the
331 appeal.

332 ~~409.4~~ 111.4 Contents of notice of appeal. The appeal shall
333 contain a clear reference to the matter being appealed and
334 a statement of the specific elements of the *fire code*
335 *official's* order, decision or determination disputed by the
336 appellant.

337 ~~409.5~~ 111.5 Notice of the appeal hearing.

338 (a) The fire code official shall prepare a notice of the
339 appeal hearing containing the following:

340 (1) The file number and a brief description of the matter
341 being appealed;

342 (2) A statement of the scope of the appeal including a
343 summary of the elements of the fire code official's order,
344 decision or determination that are contested in the appeal;

345 (3) The time and place of the hearing on appeal before
346 the hearing examiner; and

347 (4) A statement of who may participate in the appeal.

348 (b) At least fourteen days before the hearing on the
349 appeal, the fire code official shall send a copy of the notice

350 of appeal hearing to each person who has appealed the
351 fire code official's order, decision or determination.

352 ~~409.6~~ 111.6 Participation in the appeal. Only those parties
353 who have appealed the fire code official's order, decision
354 or determination may participate in the appeal. Appellants
355 may participate in either or both of the following ways:

356 (1) By submitting written comments or testimony to the
357 hearing examiner prior to the commencement of the
358 hearing; and/or

359 (2) By appearing in person, or through a representative,
360 at the hearing. The hearing examiner may reasonably limit
361 the extent of oral testimony or oral argument to facilitate
362 the orderly and timely conduct of the hearing.

363 ~~409.7~~ 111.7 Scope of appeal. The appeal will be an open
364 record appeal hearing. The scope of the appeal is limited
365 to the specific elements of the fire code official's order,
366 decision or determination disputed by the appellant and the
367 hearing examiner shall only consider comments, testimony
368 and arguments on these specific elements.

369 ~~409.8~~ 111.8 Record of appeal hearing. The city shall make
370 an electronic sound recording of the hearing.

371 ~~409.40~~ 111.9 Decision on the appeal. The hearing
372 examiner shall consider all information and material within
373 the scope of the appeal submitted by persons entitled to
374 participate in the appeal. Based on the hearing examiner's
375 findings and conclusions, the hearing examiner may affirm,
376 reverse or modify the order, decision or determination
377 being appealed. The hearing examiner shall issue his or
378 her decision within fifteen days of the appeal hearing by
379 emailing it to the city. Within four business days after it is
380 issued, the hearing examiner's decision shall be mailed or
381 emailed by the City to the applicant and to each person
382 who has requested notice of the decision. The decision by
383 the hearing examiner is the final decision of the city.

384 ~~409.14~~ 111.10 Judicial review. Any judicial appeal of the
385 hearing examiner's decision shall be reviewed in King
386 County superior court pursuant to Chapter 36.70C RCW,
387 the Land Use Petition Act ("LUPA"). The land use petition
388 must be filed within twenty-one calendar days of the
389 issuance of the hearing examiner's decision.

390 ~~7~~ X. **Violations – Violation penalties.** Section ~~440~~ 112 of the
391 *International Fire Code* entitled "Violation," is amended by substituting
392 subsection ~~440.4~~ 112.4 with the following:

393
394 ~~Section 110.4~~ 112.4. Violation penalties. Persons who shall
395 violate a provision of this code or shall fail to comply with any
396 of the requirements thereof or who shall erect, install, alter,
397 repair or do work in violation of the approved construction
398 documents or directive of the fire code official, or of a permit
399 or certificate used under provisions of this code, shall be
400 guilty of a misdemeanor, or civil offense, as deemed
401 applicable by the fire code official punishable by a fine of not
402 more than \$1,000 dollars or by imprisonment not exceeding
403 90 days, or both such fine and imprisonment. Each day that
404 a violation continues after due notice has been served shall
405 be deemed a separate offense.

406 Section ~~110.4.4~~ 112.4.1 Violations and enforcement. In
407 addition to the remedies provided for in this Title and
408 remedies that may otherwise be available at law, any
409 violation of this Title, including codes adopted by reference,
410 may be enforced pursuant to the provisions of Chapter 1.12
411 KMC.

412 Section ~~110.4.2~~ 112.4.2 Abatement of violation. In addition
413 to the imposition of the penalties herein described, the fire
414 code official is authorized to institute appropriate action to
415 pre-vent unlawful construction or to restrain, correct or abate
416 a violation; or to prevent illegal occupancy of a structure or
417 premises; or to stop an illegal act, conduct of business or
418 occupancy of a structure on or about any premises.

419
420 Section 3. Kirkland Municipal Code Section 21.20.050 is
421 amended to read as follows:

422
423 **21.20.050 Amendments to the International Fire Code – Chapter 3,**
424 **General Requirements.**

425
426 The following local amendments to Chapter 3 of the International Fire
427 Code, entitled "General Requirements," including all amendments
428 enacted by the state of Washington, are hereby adopted and
429 incorporated into the International Fire Code as follows:

430
431 ***A. General Requirements — Open Burning, Recreational Fires***
432 ***and Portable Outdoor Fireplaces.*** *Section 307 of the*
433 *International Fire Code is amended by substituting section 307*
434 *with the following:*

435 307.1 General. A person shall not kindle or maintain or
436 authorize to be kindled or maintained any open burning
437 unless conducted and approved in accordance with
438 Sections ~~307.4.4~~ 307.2 through 307.5.

439 Exceptions:

- 440 1. Bonfires
 441 2. Recreational Fires
 442 3. Portable outdoor fireplaces

443 ~~307.1.1 Prohibited open burning. Open burning shall be~~
 444 ~~prohibited except in accordance with subsections 307.2—~~
 445 ~~307.5.~~

446 307.2 Permit required - Bonfire. A permit shall be obtained
 447 from the fire code official in accordance with Section 105.6
 448 prior to kindling a bonfire. Application for such approval
 449 shall only be presented by and permit issued to the owner
 450 of the land upon which the fire is to be kindled.

451 **Exception:** A permit is not required for a *recreational fire*
 452 or portable outdoor fireplace.

453 307.2.1 Bans on fires due to air quality or fire danger. If the
 454 Puget Sound Clean Air Agency issues a burn ban due to
 455 air quality, or if a fire safety burn ban is issued by the
 456 Kirkland Fire Department all fires are prohibited. It is the
 457 responsibility of the property owner where the fire is to be
 458 conducted to ensure no such ban exists prior to starting
 459 any fire.

460 307.3 Extinguishment authority. Where any fire creates or
 461 adds to a hazardous situation, or a required permit has not
 462 been obtained, the fire code official is authorized to order
 463 the extinguishment of the fire.

464 307.4 Location. The location for any fire open burning shall
 465 be not less than 50 feet (15 240 mm) from any structure,
 466 and provisions shall be made to prevent the fire from
 467 spreading to within 50 feet (15 240 mm) of any structure.

468 Exceptions:

469 The minimum required distance from a structure shall be
 470 25 feet (7620 mm) where the pile size is 3 feet (914 mm)
 471 or less in diameter and 2 feet (610 mm) or less in height.

472 307.4.1 Bonfires. A bonfire shall not be conducted within
 473 50 feet (15 240 mm) of a structure or combustible material
 474 unless the fire is contained in a barbecue pit. Conditions
 475 which could cause a fire to spread within 50 feet (15 240
 476 mm) of a structure shall be eliminated prior to ignition.

477 307.4.2 *Recreational fires.* *Recreational fires* shall not be
 478 conducted within 25 feet (7620 mm) of a structure or
 479 combustible material. Conditions which could cause a fire
 480 to spread within 25 feet (7620 mm) of a structure shall be

- 481 eliminated prior to ignition. See also Chapter 173-425
482 WAC.
- 483 307.4.3 Portable outdoor fireplaces. Portable outdoor
484 fireplaces shall be used in accordance with the
485 manufacturer's instructions and shall not be operated
486 within 15 feet (3048 mm) of a structure or combustible
487 material.
- 488 307.5 Attendance. Bonfires, *recreational fires* and use of
489 portable outdoor fireplaces shall be constantly attended
490 until the fire is extinguished. A minimum of one portable
491 fire extinguisher complying with Section 906 with a
492 minimum 4-A rating or other approved on-site fire-
493 extinguishing equipment, such as dirt, sand, water barrel,
494 garden hose or water truck, shall be available for
495 immediate utilization.
- 496 **B. General storage—Storage under stairways. Section 315 of the**
497 **International Fire Code, entitled "General Storage," is amended by**
498 **adding the following new subsection 315.3.2.1:**
- 499 315.3.2.1 Storage under stairways. Storage is prohibited under
500 exit stairways.
- 501 Exception: Enclosures under stairways in accordance
502 with Sections 1011.7.3 or 1011.7.4 as applicable.
- 503 **C. General Requirements – Road Tunnels, Bridges and Other**
504 **Limited Access Highways. Chapter 3 of the International Fire Code is**
505 **amended by adding the following new section ~~320-324~~:**
- 506 Section ~~320~~324. Road runnels, bridges and other limited access
507 highways.
- 508 ~~320-1324.1~~ Road tunnels, bridges and other limited access
509 highways. Road tunnels, bridges, and other limited access highways
510 shall be in accordance with NFPA 502.
- 511
512 Section 4. Kirkland Municipal Code Section 21.20.080 is
513 amended to read as follows:
- 514
515 **21.20.080 Amendments to the International Fire Code – Chapter 6,**
516 **Building Services and Systems.**
517 The following local amendments to Chapter 6 of the International Fire
518 Code, entitled "Building Services and Systems," including all
519 amendments enacted by the state of Washington, are hereby adopted
520 and incorporated into the International Fire Code as follows:

521 **A. Building Services and Systems – Definitions.** Section 602 of the
 522 *International Fire Code* entitled "Definitions," is amended by adding the
 523 following definition:

524 Power Tap. A listed device for indoor use consisting of an
 525 attachment plug on one end of a flexible cord and two or
 526 more receptacles on the opposite end and has overcurrent
 527 protection.

528 **B. Electrical Equipment, Wiring and Hazards – Multiplug adapters.**
 529 Section ~~604~~603 of the *International Fire Code* entitled "Electrical
 530 Equipment, Wiring and Hazards," is amended by ~~substituting~~ adding a
 531 new subsection 604.4-603.5.4 as follows:

532 604.4603.5.4 Multiplug adapters. Multiplug adapters, such as
 533 cube adapters, unfused plug strips or any other device not
 534 complying with the electrical code as adopted by the City of
 535 Kirkland shall be prohibited.

536 **C. Elevator Operation Maintenance and Fire Service Keys –**
 537 **Elevator Maintenance.** Section ~~606-604~~ of the *International Fire Code*
 538 entitled "Elevator Operation Maintenance and Fire Service Keys," is
 539 amended by adding the following new subsection ~~606-9~~ 604.8:

540 ~~606.9~~604.8 Duty of building operators to repair elevator and give
 541 notice. Any owner or lessor of the entirety of a building subject
 542 to this chapter, or any agent thereof with the responsibility for
 543 managing such building (hereafter "building operator") shall
 544 ensure that the elevator(s) are accessible, usable and in good
 545 working order at all times.

546 ~~606.9-1~~604.8.1 Communication. Whenever an elevator is out of
 547 service, the building operator shall provide notice to all
 548 occupants in the building via text, e-mail, or phone call as well
 549 as a written notice posted on or adjacent to the elevator on each
 550 floor. The notice shall contain at least the following information:

- 551 1. The anticipated date and time that elevator service will
 552 resume;
 553 2. Accommodations available for occupants that are
 554 dependent on elevator; and
 555 3. Contact information if occupants have any questions.
 556

557 **Exception:** Non-residential buildings may limit the notice to
 558 a written notice posted with the above information on or
 559 adjacent to the elevator on each floor.
 560

561 ~~606.9-2~~604.8.2 Residential Buildings Served by a Single
 562 Elevator Level of Service. Residential buildings served by a
 563 single elevator shall maintain a full-service maintenance contract

564
565

with a Washington State Licensed Elevator Company that provides the industries' highest-level service.

566
567
568
569
570
571

~~606.9.3604.8.3~~ 606.9.4604.8.3 Accommodations for Residential Buildings Served by a Single Elevator. Residential buildings served by a single elevator shall maintain a plan to address out-of-service conditions for mobility impaired occupants at no cost to the occupant. Such plan shall include at least the following elements:

572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595

1. Transportation in and out of the building. Building operators shall maintain a list of companies qualified to transport mobility impaired individuals in and out of the building up to once per day at no expense to the individual when elevator is out-of-service for up to 24 hours.
2. Alternate housing. When the elevator is out-of-service for longer than 72 hours, the building operator shall provide upon request alternative housing for any person residing in the building who needs to use the elevator to gain access or egress to or from his or her unit as a result of such person's physical disability, medical condition, infirmity, illness or other disability. Alternate housing is not required if such resident's disability does not prevent him or her from gaining access to or from his or her unit via available stairs. Such alternative housing shall be decent, safe, sanitary and provide reasonable accommodation for the person's disability. Any alternate housing shall be provided at the building operator's expense. The duty to provide alternative housing shall not arise if the building operator is prevented from repairing the elevator within seventy-two hours or any time thereafter due to a natural disaster or an act of God.

596
597
598
599
600
601
602
603
604
605
606
607
608
609
610

~~606.9.4604.8.4~~ 606.9.4604.8.4 Failure to timely repair--Civil remedies. Where the failure to timely repair an elevator or to provide alternative housing, as required by Section 606.9 results in any person residing in the building having substantially restricted access to or egress from his or her unit because of such person's impaired ability to climb stairs as a result of such person's physical disability, medical condition, infirmity, illness or other similar circumstance, the person whose access to or egress from such building has been substantially restricted as set forth in this subsection and may request the City of Kirkland initiate a code compliance investigation. If upon investigation the City of Kirkland determines a building operator has violated a provision of KMC 21.20.606 it may issue a civil violation pursuant to KMC Chapter 1.12 and also pursue such other legal remedies as may be appropriate.

611 ~~606.9.604.8.5~~ Prohibition on retaliation and discrimination in
612 renting.

613 A. No landlord or building operator may bring or threaten to
614 bring an action to recover possession, cause a tenant to
615 quit the unit involuntarily, serve any notice to quit or
616 notice of termination of tenancy, decrease any services
617 or increase the rent where the landlord's intention is
618 retaliation against the tenant for the tenant's assertion or
619 exercise of rights under this chapter by reason of their
620 disability. Such retaliation shall be a defense to an action
621 to recover possession, or it may serve as a basis for an
622 affirmative suit by the tenant for actual and punitive
623 damages and injunctive relief as may be available
624 through the Human Rights Commission pursuant to
625 RCW 49.60.

626 B. It shall be illegal for any landlord to refuse to rent to any
627 persons on the grounds that they may assert their rights
628 under this chapter because they require an elevator for
629 access to or egress from the building. Any such claim
630 may be made to the Human Rights Commission pursuant
631 to RCW 49.60.

632 ~~606.9.604.8.6~~ Remedies cumulative. The remedies provided
633 by this chapter are in addition to all other remedies available to
634 any party with respect to ensuring accessibility and usability of
635 elevators.

636
637 Section 5. Kirkland Municipal Code Section 21.20.090 is
638 amended to read as follows:

639
640 **21.20.090 Amendments to the International Fire Code – Chapter 9,**
641 **Fire Protection and Life Safety Systems.**

642 The following local amendments to Chapter 9 of the International Fire
643 Code, entitled "Fire Protection and Life Safety Systems," including all
644 amendments enacted by the state of Washington, are hereby adopted
645 and incorporated into the International Fire Code as follows:

646
647 **A. General -Fire Areas.** Section 901 of the International Fire Code
648 entitled "General," is amended by substituting subsection 901.4.4 with
649 the following:

650
651 901.4.4 Fire areas. Where buildings, or portions thereof, are divided
652 into fire areas so as not to exceed the limits established requiring a
653 fire protection system in accordance with this chapter, fire barriers,
654 fire partitions, and fire walls of any type do not constitute separate
655 buildings or fire areas.
656

657 ***B. Automatic Sprinkler Systems – Where Required.*** Section 903 of
 658 *the International Fire Code entitled “Automatic Sprinkler Systems,” is*
 659 *amended by substituting subsection 903.2 with the following:*

660

661

662

663

664

665

903.2 Where required. *Approved automatic sprinkler systems*
 in new buildings and structures shall be provided in the locations
 described in Sections 903.2.1 through 903.2.12 and as required
 in Chapter 21.33 KMC Fire-Extinguishing Systems.

666

667

668

669

670

C. Automatic Sprinkler Systems – Specific Buildings Areas and
Hazards. Section 903 of the International Fire Code entitled “Automatic
Sprinkler Systems,” is amended by adding subsection 903.2.11.7 and
903.2.11.8 with the following:

671

672

673

674

675

903.2.11 All occupancies. In all occupancies other than Group
 U, an automatic sprinkler system shall be installed for building
 design or hazards in the locations set forth in Section 903.2.11.1
 through 903.2.11.8.

676

677

678

679

680

681

903.2.11.1 *Stories and basements* without openings. An
 automatic sprinkler system shall be installed throughout all
 stories, including basements, of all buildings where the floor area
 exceeds 1,500 square feet (139.4 m²) and where there is not
 provided at least one of the following types of exterior wall
 openings:

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

1. Openings below grade that lead directly to ground level by
 an exterior stairway complying with Section 1011 or an
 outside ramp complying with Section 1012. Openings shall
 be located in each 50 linear feet (15,240 mm), or fraction
 thereof, of exterior wall in the story on not fewer than one
 side. The required openings shall be distributed such that
 the lineal distance between adjacent openings does not
 exceed 50 feet (15,240 mm).

699

700

701

702

703

704

705

706

707

2. Openings entirely above the adjoining ground level totaling
 not less than 20 square feet (1.86 m²) in each 50 linear feet
 (15,240 mm), or fraction thereof, of exterior wall in the story
 on not fewer than one side. The required openings shall be
 distributed such that the lineal distance between adjacent
 openings does not exceed 50 feet (15,240 mm). The height
 of the bottom of the clear opening shall not exceed 44
 inches (1,118 mm) measured from the floor.

903.2.11.1.1 *Opening dimensions and access.* Openings shall
 have a minimum dimension of not less than 30 inches (762 mm).
 Access to such openings shall be provided for the fire
 department from the exterior and shall not be obstructed in a
 manner that firefighting or rescue cannot be accomplished from
 the exterior.

903.2.11.1.2 *Openings on one side only.* Where openings in a
 story are provided on only one side and the opposite wall of such

708 story is more than 75 feet (22,860 mm) from such openings, the
709 story shall be equipped throughout with an *approved automatic*
710 *sprinkler system* or openings as specified above shall be
711 provided on at least two sides of the story.

712 903.2.11.1.3 Basements. Where any portion of a basement is
713 located more than 75 feet (22,860 mm) from openings required
714 by Section 903.2.11.1, or where new walls, partitions or other
715 obstructions are installed that increase the exit access travel
716 distance to more than 75 feet, the basement shall be equipped
717 throughout with an *approved automatic sprinkler system*.

718 903.2.11.2 Rubbish and linen chutes. An automatic sprinkler
719 system shall be installed at the top of rubbish and linen chutes
720 and in their terminal rooms. Chutes shall have additional
721 sprinkler heads installed at alternate floors and at the lowest
722 intake. Where a rubbish chute extends through a building more
723 than one floor below the lowest intake, the extension shall have
724 sprinklers installed that are recessed from the drop area of the
725 chute and protected from freezing in accordance with Section
726 903.3.1.1. Such sprinklers shall be installed at alternate floors
727 beginning with the second level below the last intake and ending
728 with the floor above the discharge. Access to sprinklers in chutes
729 shall be provided for servicing.

730 903.2.11.3 Buildings 55 feet or more in height. An automatic
731 sprinkler system shall be installed throughout buildings with a
732 floor level having an occupant load of 30 or more that is located
733 55 feet (16,764 mm) or more above the lowest level of fire
734 department vehicle access.

735 903.2.11.4 Ducts conveying hazardous exhausts. Where
736 required by the International Mechanical Code, automatic
737 sprinklers shall be provided in ducts conveying hazardous
738 exhaust, flammable or combustible materials.

739

740 **Exception:** Ducts where the largest cross-sectional
741 diameter of the duct is less than 10 inches (254 mm).

742

743 903.2.11.5 Commercial cooking operations. An automatic
744 sprinkler system shall be installed in a commercial kitchen
745 exhaust hood and duct system where an automatic sprinkler
746 system is used to comply with Section 904.

747

748 903.2.11.6 Other required suppression systems. In addition to
749 the requirements of Section 903.2, the provisions indicated in
750 Table 903.2.11.6 also require the installation of a fire
751 suppression system for certain buildings and areas.

752

753 903.2.11.7 Relocatable buildings within buildings. Relocatable
754 buildings or structures located within a building with an *approved*
755 *fire sprinkler system* shall be provided with fire sprinkler
756 protection within the occupiable space of the building and the
757 space underneath the relocatable building.

758

759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807

Exceptions:

1. Sprinkler protection is not required underneath the building when the space is separated from the adjacent space by construction resisting the passage of smoke and heat and combustible storage will not be located there.
2. If the building or structure does not have a roof or ceiling obstructing the overhead sprinklers.
3. Construction trailers and temporary offices used during new building construction prior to occupancy.
4. Movable shopping mall kiosks with a roof or canopy dimension of less than 4 feet (1219 mm) on the smallest side.

903.2.11.8 Exterior projections. Where sprinklers are required throughout a Group A occupancy, sprinklers shall be installed under exterior projections greater than 2 ft (600 mm) wide over areas where combustibles are stored or where outdoor dining occurs.

D. Automatic Sprinkler Systems – Installation Requirements. Section 903 of the International Fire Code entitled "Automatic Sprinkler Systems," is amended by substituting subsection 903.3 with the following:

Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.9.

E. Installation Requirements – NFPA 13 Sprinkler Systems. Section 903.3.1 of the International Fire Code entitled "Installation Requirements," is amended by substituting subsection 903.3.1.1 with the following:

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic* sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1, and 903.3.1.1.3

903.3.1.1.1 Exempt locations. Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

- 808 1. A room where the application of water, or flame and water,
 809 constitutes a serious life or fire hazard, when approved by
 810 the fire code official.
 811 2. Any room or space where sprinklers are considered
 812 undesirable because of the nature of the contents, when
 813 approved by the fire code official.
 814 3. In rooms or areas that are of noncombustible construction
 815 with wholly noncombustible contents.
 816 4. Fire service access elevator machine rooms and machinery
 817 spaces.
 818 5. Machine rooms and machinery spaces associated with
 819 evacuation elevators and are designed in accordance with
 820 Section 3008 of the *International Building Code*.
 821 6. Elevator machine rooms, elevator machinery spaces, control
 822 spaces, or hoistways of traction elevators that comply with
 823 NFPA 13 (2019) Section 9.3.6.3.
 824

825 903.3.1.1.2 Bathrooms. In Group R occupancies, sprinklers shall
 826 not be required in bathrooms that do not exceed 55 square feet
 827 (5 m²) in area and are located within individual *dwelling units* or
 828 *sleeping units*, provided that walls and ceilings, including the
 829 walls and ceilings behind a shower enclosure or tub, are of
 830 noncombustible or limited-combustible materials with a 15-
 831 minute thermal barrier rating.
 832

833 903.3.1.1.3 Seismic Coefficient. The coefficient C_p for seismic
 834 bracing design calculations in accordance with NFPA 13 shall
 835 either use a value of 0.70 or shall use a value based on site
 836 specific USGS data.
 837

838 ***F. Installation Requirements – NFPA 13R Sprinkler Systems.***
 839 *Section 903.3.1 of the International Fire Code entitled "Installation*
 840 *Requirements," is amended by substituting subsection 903.3.1.2 with*
 841 *the following:*
 842

843 903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler
 844 systems in Group R occupancies up to and including four stories
 845 shall be permitted to be installed throughout in accordance with
 846 NFPA 13R.
 847

848 Buildings designed in accordance with Washington
 849 Administrative Code 51-50-0504, Section 510.2 or Section 510.4
 850 of the International Building Code shall be designed in
 851 accordance with NFPA 13 throughout.
 852

853 Section 6. Kirkland Municipal Code Section 21.20.100 is
 854 amended to read as follows:
 855

856 **21.20.100 Amendments to the International Fire Code – Chapter 10,**
 857 **Means of Egress.**

858 The following local amendments to Chapter 10 of the International Fire
 859 Code, entitled "Fire Protection and Life Safety Systems," including all
 860 amendments enacted by the state of Washington, are hereby adopted
 861 and incorporated into the International Fire Code as follows:

862

863 **A. Means of Egress Illumination – Duration.** *Section 1008 of the*
 864 *International Fire Code entitled "Means of Egress Illumination," is*
 865 *amended by substituting subsection 1008.3.4 with the following:*

866 1008.3.4 Duration. The emergency power system shall provide
 867 power for a duration of not less than 90 minutes, or such time as
 868 stipulated by International Building Code Section 2702 and
 869 Table 2702 when applicable for high-rise or underground
 870 buildings, and shall consist of storage batteries, unit equipment
 871 or an on-site generator. The installation of the emergency power
 872 system shall be in accordance with International Building Code
 873 Section 2702.

874

875 **B. Two-Way Communication Systems – System Requirements.**
 876 *Section 1009.8 of the International Fire Code entitled "Two-Way*
 877 *Communication Systems," is amended by substituting subsection*
 878 *1009.8.1 with the following:*

879 1009.8.1 System requirements. Two-way communication
 880 systems shall provide communication between each required
 881 location and the fire command center or a central control point
 882 location *approved* by the fire department. Where the central
 883 control point is not a constantly attended location, a two-way
 884 communication system shall have a timed automatic telephone
 885 dial-out capability to a monitoring location. The two-way
 886 communication system shall include both audible and visible
 887 signals. The two-way communication system shall have a
 888 battery backup or an *approved* alternate source of power that is
 889 capable of a duration of operation in accordance with
 890 International Building Section 2702 and Table 2702 upon failure
 891 of the normal power source.

892 **C. Doors, Gates and Turnstiles – Thresholds.** *Section 1010 of the*
 893 *International Fire Code entitled "Doors, Gates and Turnstiles," is*
 894 *amended by substituting subsection 1010.1.76 with the following:*

895 1010.1.76 Thresholds. Thresholds at doorways shall not exceed
 896 3/4 inch (19.1 mm) in height above the finished floor or landing
 897 for sliding doors serving *dwelling units* or 1/2 inch (12.7 mm)
 898 above the finished floor or landing for other doors. Raised
 899 thresholds and floor level changes greater than 1/4 inch (6.4
 900 mm) at doorways shall be beveled with a slope not greater than
 901 one-unit vertical in two units horizontal (50-percent slope).
 902 Exceptions:

- 903 1. In occupancy Group R-2 or R-3, threshold heights for sliding
- 904 and side-hinged exterior doors shall be permitted to be up to 7
- 905 3/4 inches (197 mm) in height if all of the following apply:
- 906 1.1. The door is not part of the required *means of egress*.
- 907 1.2. The door is not part of an *accessible route* as required by
- 908 Chapter 11.
- 909 1.3. The door is not part of an *Accessible unit, Type A unit or*
- 910 *Type B unit*.
- 911 2. In Type B units, where Exception 5 to Section 1010.1.5
- 912 permits a 4-inch (102 mm) elevation change at the door, the
- 913 threshold height on the exterior side of the door shall not exceed
- 914 4 3/4 inches (120 mm) in height above the exterior deck, patio
- 915 or balcony for sliding doors or 4 1/2 inches (114 mm) above the
- 916 exterior deck, patio or balcony for other doors.
- 917 3. Thresholds at doors serving non-occupiable transformer
- 918 rooms where emergency containment of oil and sprinkler water
- 919 is required.

920 ~~D. Stairways — Stairway Construction. Section 1011 of the~~
 921 ~~International Fire Code entitled "Stairways," is amended by substituting~~
 922 ~~subsection 1011.7 with the following:~~

923 ~~1011.7 Stairway construction. Stairways shall be built of~~
 924 ~~materials consistent with the types permitted for the type of~~
 925 ~~construction of the building, except that wood handrails shall be~~
 926 ~~permitted for all types of construction.~~

927 ~~Exception: In buildings with a 3-hour horizontal assembly used~~
 928 ~~to establish two separate buildings in accordance with~~
 929 ~~International Building Code Section 510, a stairway constructed~~
 930 ~~of combustible materials may extend below the 3-hour horizontal~~
 931 ~~assembly if it is enclosed within a 3-hour fire resistance rated~~
 932 ~~shaft enclosure in accordance with Section 713, extending from~~
 933 ~~the 3-hour horizontal assembly through the lowest basement~~
 934 ~~level.~~

935 ~~ED. Horizontal Exits – Fire Alarm and Sprinkler Zones. Section~~
 936 ~~1026 of the International Fire Code entitled "Horizontal Exits," is~~
 937 ~~amended by adding the following new subsection 1026.6:~~

938 **1026.6 Fire Alarm and Sprinkler Zones.** When fire walls and/or
 939 horizontal exits are provided the fire alarm and sprinkler systems
 940 shall be zoned to coincide with the horizontal exits.

941 **Exception:** Sprinkler zoning is not required in existing
 942 construction if fire alarm initiating devices provide
 943 the same level of occupant notification that a
 944 zoned sprinkler system would provide.
 945

946 Section 7. Kirkland Municipal Code Section 21.20.110 is
 947 amended to read as follows:

948
949 **21.20.110 Amendments to the International Fire Code—Chapter 11,**
950 **Construction Requirements for Existing Buildings.**

951
952 The following local amendments to Chapter 11 of the International Fire
953 Code, entitled "Fire Protection and Life Safety Systems," including all
954 amendments enacted by the state of Washington, are hereby adopted
955 and incorporated into the International Fire Code as follows:

956
957 **A. Fire Safety Requirements for Existing Buildings—Emergency**
958 **Responder Radio Coverage in Existing Buildings.** Section 1103 of the
959 International Fire Code entitled "Fire Safety Requirements for Existing
960 Buildings" is amended by substituting subsection 1103.2 with the
961 following:

962
963 1103.2 Emergency responder radio coverage in existing
964 buildings. Buildings constructed prior to the implementation of
965 this code shall not be required to comply with the emergency
966 responder radio coverage provisions except as follows:

- 967
968 1. Whenever an existing wired communication system cannot
969 be repaired or is being replaced.
970 2. Buildings identified in Section 510.1 undergoing substantial
971 alteration as determined by the Fire Code Official.
972 3. When buildings, classes of buildings or specific
973 occupancies do not have minimum radio coverage signal
974 strength as identified in Section 510.4.1 and the Fire or
975 Police Chief determines that lack of minimum signal
976 strength poses an undue risk to emergency responders or
977 occupants that cannot be reasonably mitigated by other
978 means.

979
980 **B. Single and Multiple-Station Smoke Alarms—Where Required.**
981 Section 1103.8 of the International Fire Code entitled "Single and
982 Multiple-Station Smoke Alarms" is amended by substituting subsection
983 1103.8.1 with the following:

984
985 1103.8.1 Where required. Existing Group I-1 and R occupancies
986 shall be provided with single-station smoke alarms in
987 accordance with Section ~~907.2.10~~ 907.2.11, Interconnection and
988 power sources shall be in accordance with Sections 1103.8.2
989 and 1103.8.3 respectively.

990
991 Exception: Where smoke detectors connected to a fire alarm
992 system have been installed as a substitute for smoke alarms.

993
994 **C. Fire Safety Requirements for Existing Buildings—Building**
995 **Information Card.** Section 1103 of the International Fire Code entitled
996 "Fire Safety Requirements for Existing Buildings" is amended by adding
997 the following new subsection 1103.11:

998
999 1103.11 Where required. Building Information Cards shall be
1000 provided in every high-rise building, hospital and R occupancies where
1001 multiple buildings are located on a common podium.

1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054

Building Information Cards shall be located in each fire command center when provided. If no fire command center exists, then the Building Information Cards shall be located in an approved location near the Fire Alarm Control Panel. The Building Information shall include, but is not limited to, information described in sections 1103.1 through 1103.11.7.

1103.11.1 General Building Information. General building information that includes: property name, address, the number of floors in the building above and below grade, use and occupancy classification (for mixed uses, identify the different types of occupancies on each floor) and the estimated building population during the day, night and weekend;

1103.11.2 Building Emergency Contact Information. Building emergency contact information that includes: a list of the building's emergency contacts including but not limited to building manager, building engineer and their respective work phone number, cell phone number and e-mail address;

1103.11.3 Building Construction Information. Building construction information that includes: the type of building construction including but not limited to floors, walls, columns and roof assembly;

1103.11.4 Exit Stairway Information. Exit access stairway and exit stairway information that includes; number of exit access stairways and exit stairways in building; each exit access stairway and exit stairway designation and floors served; location where each exit access stairway and exit stairway discharges, interior exit stairways that are pressurized; exit stairways provided with emergency lighting; each exit stairway that allow reentry; exit stairways providing roof access; elevator information that includes: number of elevator banks, elevator bank designation, elevator car numbers and respective floors that they serve; location of elevator machine rooms, control rooms and control spaces; location of sky lobby; and location of freight elevator banks;

1103.11.5 Building Services and System Information. Building services and system information that includes: location of mechanical rooms, location of building management system, location and capacity of all fuel oil tanks, location of emergency generator and location of natural gas service;

1103.11.6 Fire Protection System Information. Fire protection system information that includes: location of standpipes, location of fire pump room, location of fire department connections, floors protected by automatic sprinklers and location of different types of automatic sprinkler systems installed including but not limited to dry, wet and pre-action;

1055 1103.11.7 Hazardous Material Information. Hazardous material
 1056 information that includes: location and quantity of hazardous
 1057 material.
 1058

1059 Section 8. Kirkland Municipal Code Section 21.20.330 is
 1060 amended to read as follows:
 1061

1062 **21.20.330 Amendments to the International Fire Code – Chapter 33,**
 1063 **Fire Safety During Construction and Demolition.**

1064 The following local amendments to Chapter 33 of the International Fire
 1065 Code, entitled "Fire Safety During Construction and Demolition,"
 1066 including all amendments enacted by the state of Washington, are
 1067 hereby adopted and incorporated into the International Fire Code as
 1068 follows:

1069 ~~A. **Owner's Responsibility for Fire Protection – Prefire Plans.**~~
 1070 ~~Section 3308 of the International Fire Code entitled "Owner's~~
 1071 ~~Responsibility for Fire Protection," is amended by substituting Section~~
 1072 ~~3308.3 with the following:~~

1073 ~~3308.3 Prefire plans. The fire prevention program~~
 1074 ~~superintendent shall develop and maintain an approved~~
 1075 ~~prefire plan in cooperation with the fire chief. Prefire plans~~
 1076 ~~for buildings exceeding 50,000 s.f. shall be approved prior to~~
 1077 ~~the issuance of the building permit. The fire chief and the fire~~
 1078 ~~code official shall be notified of changes affecting the~~
 1079 ~~utilization of information contained in such prefire plans.~~

1080 **BA. Owner's Responsibility for Fire Protection – Job Shacks and**
 1081 **Other Temporary Structures. Section 3308.8.403303 of the International**
 1082 **Fire Code entitled "Owner's Responsibility for Fire Protection," is**
 1083 **amended by adding the following new subsection 3308.8.403303.11:**

1084 3308.8.403303.11 Job shacks and other temporary
 1085 structures. Job shacks and other temporary structures
 1086 located within or less than 20' from the permanent building
 1087 shall be:

- 1088 • Constructed of non-combustible materials or 1-hour fire-
 1089 resistive construction.
- 1090 • Shall not be equipped with fuel fired heaters.
- 1091 • Shall be equipped with monitored fire alarm systems
 1092 when located below grade.
- 1093 • Shall not function as offices unless protected with
 1094 automatic sprinkler systems.

1095 **GB. Owner's Responsibility for Fire Protection – Additional**
 1096 **Requirements for Wood-Frame Buildings More Than 50,000**
 1097 **Square Feet in Area. Section 3308.3303 of the International Fire Code**

1098 entitled "Owner's Responsibility for Fire Protection," is amended by
1099 adding the following new subsection ~~3308.8.11~~3303.12:

1100 ~~3308.11.3303.12~~ Additional Requirements for wood-frame
1101 buildings more than 50,000 square feet in area.

1102 ~~3308.11.43303.12.1~~ Job Site Security. Once above grade
1103 combustible construction has begun, the job site shall be
1104 secured with controlled access. Off hours guard service
1105 and/or motion-controlled surveillance may be required at the
1106 discretion of the fire code official.

1107 ~~3308.11.23303.12.2~~ Construction mitigations for wood
1108 frame buildings exceeding 80,000 s.f. square feet. When an
1109 existing structure is within 60 feet of a building under
1110 construction, exposure protection shall be provided.
1111 Exposure protection shall include the following: exist within
1112 60' of a building under construction. The exterior wall of the
1113 building under construction shall be covered with 5/8-inch
1114 gypsum sheathing to include windows, doors or other
1115 openings until interior framing members have been covered
1116 with gypsum board or their finish materials.

1117 For the purpose of measuring total square footage of wood
1118 framing, any adjacent on-going wood frame construction is
1119 considered to be within the project when adjacent structures
1120 are separated by less than sixty (60) feet of open air.

1121 Exception: A mitigation plan developed by a
1122 Washington State Licensed Fire Protection Engineer. The
1123 mitigation plan may rely on temporary, permanent and/or
1124 active measures.

1125 ~~3308.11.33303.12.3~~ Construction mitigations. For wood
1126 frame buildings exceeding 350,000 square feet; or 200,000
1127 square feet when the building exceeds 50 feet in height,
1128 mitigating fire protection barriers consisting of at least one
1129 layer of 5/8-inch gypsum board or other equivalent fire
1130 resistive materials, shall be installed such that the mitigating
1131 fire protection barrier(s) enclose area(s) of not more than
1132 50,000 square feet.

1133 Exception: A mitigation plan developed by a Washington
1134 State Licensed Fire Protection Engineer. The mitigation plan
1135 may rely on temporary, permanent and/or active measures.

1137 Section 9. Kirkland Municipal Code Section 21.20.570 is hereby
1138 repealed.

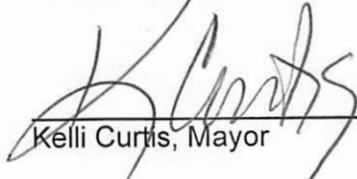
1139
1140 Section 10. If any provision of this ordinance or its application to
1141 any person or circumstance is held invalid, the remainder of the

1142 ordinance or the application of the provision to other persons or
1143 circumstances is not affected.

1144
1145 Section 11. This ordinance shall be in force and effect five days
1146 from and after its passage by the Kirkland City Council and publication,
1147 as required by law.

1148
1149 Passed by majority vote of the Kirkland City Council in open
1150 meeting this 7th day of January, 2025.

1151
1152 Signed in authentication thereof this 7th day of January, 2025.



Kelli Curtis, Mayor

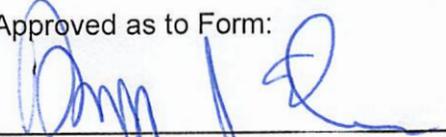
Attest:



Elizabeth Adkisson, Acting City Clerk

Publication Date: January 13, 2025

Approved as to Form:



Darcey Eilers, City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. O-4889

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE
INTERNATIONAL FIRE CODE AND AMENDING CHAPTER 21.20 OF
THE KIRKLAND MUNICIPAL CODE.

1 SECTIONS 1 - 8. Amends Kirkland Municipal Code (KMC)
2 Chapter 21.20 related to the adoption of the International Fire Code.

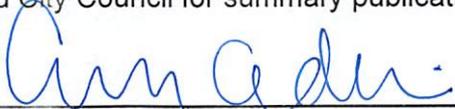
3
4 SECTION 9. Repeals KMC Section 21.20.570.

5
6 SECTION 10. Provides a severability clause for the ordinance.

7
8 SECTION 11. Authorizes publication of the ordinance by
9 summary, which summary is approved by the City Council pursuant to
10 Section 1.08.017 Kirkland Municipal Code and establishes the effective
11 date as five days after publication of summary.

12
13 The full text of this Ordinance will be mailed without charge to
14 any person upon request made to the City Clerk for the City of Kirkland.
15 The Ordinance was passed by the Kirkland City Council at its meeting
16 on the 7th day of January, 2025.

17
18 I certify that the foregoing is a summary of Ordinance O-4889
19 approved by the Kirkland City Council for summary publication.



Elizabeth Adkisson, Acting City Clerk