ORDINANCE NUMBER 99-15

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, RELATING TO BUILDINGS AND CONSTRUCTION; ESTABLISHING PROVISIONS FOR A BUILDING CODE, A MECHANICAL CODE, AN ELECTRICAL CODE, THE UNIFORM PLUMBING CODE, A SIGN CONSTRUCTION CODE, A DANGEROUS BUILDING CODE AND A FIRE CODE.

WHEREAS, the Washington State register directs cities to enforce the State Building Code, in accordance with Chapter 19.29 RCW; and

WHEREAS, the City of Sammamish will incorporate on August 31, 1999; and

WHEREAS, the procedures and requirements for buildings and construction in the City of Sammamish are currently governed by King County; and

WHEREAS, the City Council finds that it is in the best interest of the public health, safety, and general welfare to establish comprehensive, uniform, and current procedures and requirements for construction and maintenance of buildings within the City of Sammamish, NOW, THEREFORE

THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Short Title. This ordinance shall constitute the city "Building Code" and may be cited as such.

Section 2. Purpose. The purpose of the codes and regulations adopted by this Title is to regulate buildings and construction within the City and to produce the public health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected by the term of these codes and regulations.

Section 3. Adoption of the Uniform Building Code. The Uniform Building Code (UBC), 1997 edition, Volumes 1, 2, and 3, including Chapters 9, 11, 15, 16, 18, 19, 31-I, 31-II, 31-III, 33, 34-I, and 34-III, of the Appendix as published by the International Conference of Building Officials adopted by the State of Washington pursuant to Chapters 51-30 WAC, are adopted by reference, subject the the amendments set forth in this ordinance and includes the

Section 4. Uniform Building Code - Section 109.1 amended - Use and Occupancy. Section 109.1 of the Uniform Building Code, as adopted by Section 3 of this ordinance, is deemed amended to read as follows:

109.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein.
   Exception: Group U Occupancies

Section 5. Uniform Building Code - Section 110 added - Hours of Construction. Section 110 of the Uniform Building Code, as adopted by section 3 of this ordinance, is deemed added and to read as follows:

110 Hours of Construction.

110.1 Hours of Construction. Except as otherwise provided in this ordinance, the activities and construction noise regulated by this ordinance shall be limited to the following hours:
   (1) Monday through Fridays  7 a.m. to 8 p.m.
   (2) Saturdays and Holidays  9 a.m. to 6 p.m.
   (3) Sundays  No construction

Section 6. Uniform Building Code - Section 310.2.2 amended - Construction Height and Allowable areas. Section 310.2.2 of the Uniform Building Code, as adopted by Section 3 of this ordinance, is deemed amended to read as follows:

310.2.2 Special Provisions. Not withstanding other provisions of this code, Group R Division 1 occupancies shall not be less than one hour fire resistance construction throughout. Exterior balconies extending beyond the floor area as defined by Section 203 shall be constructed of noncombustible materials or as combustible one-hour fire resistant occupancies 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 that one-hour fire resistant occupancy separation.

For Group R Division 1 occupancies with a Group S Division 4 parking garage in the basement or first floor, see Section 311.2.2.2.

For attic space partitions and draft stops, see Section 708.3.

Exterior and interior doors and windows opening onto a common corridor, stairway, or similar area serving 5 or more dwelling units shall be protected as specified in Section 1005.

Section 7. Section 904.2.2 All occupancies except Group R Division 3, and Group U Occupancies. Section 904.2.2 of the Uniform Building Code, as adopted by Section 3 of this ordinance, is deemed amended to read as follows:

904.2.2 All occupancies except Group U occupancies. Except for Group U occupancies, an automatic sprinkler system shall be installed:

5. Throughout all buildings of three stories or more in height except Group R, Division 3. For the purpose of this section a floor shall be any level of a building that is occupied for any reason.

6. Throughout all buildings where the total floor area, including basements, exceeds 6,000 square feet. For the purposes of this section, portions of buildings separated by one or more area separation walls will not be considered a separate building. Existing buildings shall comply with this section when an addition is made to the building and the total floor area, including the basements, or the existing building and the addition combined exceeds 6,000 square feet, or when the value of the structure alteration or repair of an existing building exceeds 50 per cent of the recognized replacement cost of the structure, without consideration of the depreciation, as determined under The Marshall Valuation Service Cost Handbook, whichever is greater.

7. Throughout every condominium, apartment house, hotel or motel three stories in height or containing 10 or more dwelling units or guest rooms and every congregate residence two or more stories in height or having an occupant load of 10 or more. For the
purpose of this section any floor that is occupied for any reason is considered a story and portions of buildings separated by one or more separation walls will not be considered a separate building. Residential or quick response standard sprinklers shall be used in the dwelling and guest portions of the building.

Section 8. Uniform Building Code - Section 1804.7 amended - Drainage. Section 1804.7 of the Uniform Building Code as adopted in Section 3 of this ordinance, is deemed amended as follows:

1804.7 Drainage. Provisions shall be made for the control and drainage of water around and under buildings (Also see Section 1806.4.5).

Adequate provisions shall be made to insure that under floor spaces remain free of running or standing water by the installation of drains. As a minimum, such drains shall be installed around the perimeter of the building at the footings. Additional drains are required in foundations to relieve water from under floor spaces where it is determined by the Building Official that such drainage is required. Drain pipes shall be of sufficient size to adequately convey water to an approved location, but shall be a minimum size of 4 inches. Provisions shall be made to prevent the drainage system from becoming blocked.

Section 9. Uniform Building Code - Appendix Section 3312.1 - Cuts. Section 3312.1 in the Appendix of the Uniform Building Code, as adopted by Section 3 of this ordinance, is amended as follows:

3312.1 General. Unless otherwise recommended in the approved soils engineering or engineering geology report, cuts shall conform to the provision of this section.

If walls or rockeries are needed for retaining cuts or fills or supporting buildings, a civil engineer or soils engineer must approve the design of the wall or rockery if required by the Building Official. All rockeries and walls shall have a drain systems as required for foundations.

In the absence of an approved soils engineering report, the provisions may be waived for minor cuts if in the opinion of the Building Official there would not be an erosion problem.

Section 10. Adoption of the Uniform Mechanical Code. The Uniform Mechanical Code (UMC), 1997 edition, including Appendix B, Chapter 13 and the Uniform Mechanical Code

Section 11. Uniform Mechanical Code - Section 1312.18 added. A new section is added to the Uniform Mechanical Code as adopted in Section 8 of this ordinance, as follows:

1312.18 Earthquake Shut off valve. All new gas services and gas services which are expanded shall have an approved earthquake shut off valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be accessible.


Section 13. Uniform Fire Code - Section 105.3 amended - Application for Permit. Section 105.3 of the Uniform Fire Code as adopted by Section 12 of this ordinance, is amended as follows:

105.3 Application for Permit. Applications for permits shall be made to the City of Sammamish in such form and detail as required by the fire department. Applications for permits shall be accompanied by such plans as required by the Bureau of Fire Prevention. All applications for fire department permits shall be forwarded to the Bureau of Fire Prevention for consideration of approval.

105.3.1 Permit Fees. Any fees for fire code permits, plans check, or any other fire service shall be listed in the City of Sammamish fee ordinance.

105.3.2 Fire Code Permit Term. Fire Code Permits are either temporary, pertaining to an activity or process that will last a specific period of time, usually less than 30 days, or annual. All annual permits will expire one year from the date of issuance.
Section 14. Uniform Fire Code - Section 904.4.2 amended - Fire apparatus access roads. Section 901.4.2 of the Uniform Fire Code, as adopted in Section 12 of this ordinance, is amended as follows:

901.4.2 Fire apparatus access roads. When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus roads to identify such roads and prohibit the obstruction thereof or both.

1. All designated fire lanes shall be clearly marked by the property owner in the following manner: Vertical curbs shall be painted six (6") inches in height and shall be painted red on the top and side, extending the length of the designated fire lane with four inch (4") white block lettering stenciled on the face "NO PARKING - FIRE LANE". The stenciling shall be spaced every fifty feet (50'). Rolled curbs or surfaces without curbs shall have a six inch (6") wide stripe painted extending the length of the designated fire lane with four inch (4") white block lettering stenciled on the stripe "NO PARKING - FIRE LANE. The stenciling shall be spaced every fifty feet (50').

2. Signs may be substituted for curb painting when approved in writing by the fire marshal.

3. Signs shall be not less than eighteen inches (18") in height by twelve inches (12") in width, with block lettering of not less than three inches (3") high brush stroke, reading: "NO PARKING - FIRE LANE'. Such signs shall be reflective in nature, with red lettering on a white background, and spaced at intervals of not less than fifty feet (50') apart. The top of such signs shall not be less than four feet (4'), nor more than six feet (6') from the ground. Signs may be placed on buildings when approved in writing by the fire marshal. When posts are required, they shall be constructed of either two inch (2") or greater galvanized steel, or four inch by four inch (4" x 4") or greater pressure treated wood.

4. The fire marshal may approve deviations from any of the specifications when approved in writing by the fire marshal.

5. Existing signs may be allowed to remain until the fire marshal determines that a need for replacement exists based on the legibility or other deterioration of the
existing signs. Such replacement shall occur within 30 days of receiving written notification of the deficiency.

6. Fire lanes shall be established and maintained as often as required by the fire marshal to clearly identify the designated area as a fire lane, at the sole expense of the property owner. The property owner shall have completed the required establishment or maintenance of fire lanes within 30 days of receiving written notification that such is necessary.

7. At the entrance to the property where fire lanes have been designated, signs shall be posted in a clearly conspicuous location, and shall clearly state that vehicles parked in fire lanes may be impounded, and the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

8. The owner, manager, or person in charge of any property upon which any designed fire lane has been established shall be responsible to prevent the parking of vehicles in such fire lanes by informing the appropriate towing company of the violation. If the lane is blocked by any other obstructions, the owner, managed or person in charge of the property shall attempt to remove the obstruction, and if unable, shall inform the fire department that the obstruction exists.

9. All criminal violations of the Uniform Fire Code and obstruction of a fire apparatus road may be enforced by any regular or reserve police officer of the Police Department.

10. The Fire Chief, Fire Marshal and such other personnel of the Fire Department as designated by the Fire Chief and approved by the City Manager, shall have the authority to issue infractions for violations of the Uniform Fire Code on forms provided by the Chief of Police for such purposes.

Section 15. **Uniform Fire Code - Section 901.4.4 amended - Premises identification.** Section 901.4.4 of the Uniform Fire Code, as adopted in Section 12 of this ordinance, is amended as follows:

901.4.4 Premises identification. Approved numbers or addresses shall be provided
for all new and existing buildings in such a position as to be plainly visible and legible from
the street or road fronting the property. All numbers and/or letters shall be no less than 4
inches with a contrasting color background. The fire marshal may require larger numbers
where large complexes and/or buildings are present, or where otherwise necessary to
assure visibility.

Section 16. **Uniform Fire Code - Section 902.2.1.1 added - Fire Apparatus Access
Roads.** Section 902.2.1.1 of the Uniform Fire Code, as adopted in Section 12 of this ordinance, is
added as follows:

902.2.1.1 Sprinklers Required. Fire Sprinklers are required in all buildings that are
served by a primary access road that is in excess of 15 per cent for more that 200 feet.

Section 17. **Uniform Fire Code - Sections 901.2.2.1, 901.4.2 and 902.2 through
902.2.4.1 - Fire Apparatus Access Roads in the Uniform Fire Code as adopted by Section 12
of this ordinance, shall be retained by the City of Sammamish.**

Section 18. **Uniform Fire Code - Section 1003.2.2 - Automatic Sprinklers Required.
Section 1003.2.2 of the Uniform Fire Code, as adopted by Section 12 of this ordinance, is
amended as follows:

Section 1003.2.2 All occupancies except Group U Occupancies. Except for
Group U Occupancies, an automatic sprinkler system shall be installed:

5. Throughout all buildings three or more stories in height except Group R,
Division 3. For the purpose of this section a floor shall be any level of a
building that is occupied for any reason.

6. Throughout all buildings, including R, Division 3, where the total floor area,
including basements, exceeds 6,000 square feet. For the purposes of this section,
portions of buildings separated by by one or more area separation walls will not be
considered a separate building. Existing buildings shall comply with this section
when an addition is made to the building and the total floor area, including the
basements, or the existing building and the addition combined exceeds 6,000
square feet, or when the value of the structural alteration or repair of an existing
building 6,000 square feet in area or greater exceeds 50 per cent of the recognized
replacement cost of the structure, without consideration of depreciation, as determined under The Marshall Valuation Service Cost Handbook, whichever is greater.

Section 19. **Section 1003.2.9  Group R, Division 1 Occupancies.** Group R, Division 1 Occupancies of the Uniform Fire Code, as adopted by Section 12 of this ordinance, is amended as follows:

Section 1003.2.9 Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed throughout every every condominium, apartment house, hotel or motel three stories in height or containing 10 or more dwelling units or guest rooms and every congregate residence two or more stories in height or having an occupant load of 10 or more. For the purpose of this section any floor that is occupied for any reason is considered a story and portions of buildings separated by one or more separation walls will not be considered a separate building. Residential or quick response standard sprinklers shall be used in the dwelling and guest room portions of the building.

Section 20. **Section 1007 Fire Alarm Systems - General.** Section 1007.2.1.3 of the Uniform Fire Code, as adopted by Section 12 of this ordinance, is amended with the addition as follows:

Section 1007.2.1.3 Monitored automatic fire alarm systems are required in:
A. Buildings of all occupancies except R3 and U shall be equipped with an approved monitored automatic fire alarm system at the time of construction when remodeling is in excess of fifty percent (50%) of the accessed value or when the uses change to a more hazardous use, as determined by the Fire Chief. Exception: An alarm need not be installed in multiple residence dwellings, hotels or motels constructed all on one floor when individual dwelling or guest units are separated by at least one hour fire resistant separations and each unit has a direct exit to a yard or public way, nor in retail or commercial occupancies with a floor area less than three thousand (3,000) square feet. Provided, that any building which has installed an approved sprinkler system wherein the sprinkler system and control valve have been equipped to automatically transmit an alarm by approved means to the fire department, will not be required to comply with the requirement for installation of an approved and maintained fire protection system under this section.
B. 1. All occupancies to which this chapter applies exceeding 3,000 square feet gross floor area, except Group R, Division 3 and U occupancies, shall be required to provide an approved monitored automatic fire detection system, and occupancies protected through an approved monitored sprinkler system may utilize a fire detection system without heat detectors.

2. A monitored fire detection system shall meet the following requirements:
   a. The system shall be supervised and UL approved;
   b. The system shall have dual lines;
   c. The system shall have a data test signal or be line supervised; and
   d. Tape recorders shall not be utilized.

Section 21. **Section 1102.3.1 Open Burning - General**. Section 1102.3.1 of the Uniform Fire Code, as adopted by Section 12 of this ordinance, is amended as follows:

Section 1102.3.1 General. Opening burning shall not be conducted at any time in compliance with a permanent ban on open burning established by the Puget Sound Pollution Control Agency in September of 1992.

Exception: Barbecue and other cooking fires in accordance with Section 1102.4 and Section 1102.5.

Section 22. **Section 7701.7.2 - amended - Limits established by law**. Section 7701.7.2 of the Uniform Fire Code, as adopted by section 12 of this ordinance, is amended as follows:

Section 7701.7.2 Limits as established by law. The storage of explosive materials is prohibited within the limits of the City.

Section 23. **Section 7801.3.1.1 - amended - Manufacturing**. Section 7801.3.1.1 of the Uniform Fire Code, as adopted by Section 12 of this ordinance, is amended as follows:

Section 7801.3.1.1 Manufacturing. The manufacturing of fireworks is prohibited within the limits of the City.

Section 24. **Section 7902.2.2.1 and Section 7904.2.5.4.2 amended - Locations where above ground tanks are prohibited**. Section 7902.2.2.1 and Section 7904.2.5.4.2 of the Uniform Fire Code, as adopted by Section 12 of this ordinance, are amended as follows:
Section 7902.2.2.1 Locations where above ground tanks are prohibited. The storage of Class I and Class II flammable liquids in above ground tanks in excess of 100 gallons is prohibited within the limits of the City.

Section 7904.2.5.4.2 Locations where above ground tanks are prohibited. The storage of Class I and Class II flammable liquids in above ground tanks in excess of 100 gallons is prohibited within the limits of the City.

Section 25. **Section 8204.2 - amended - Maximum capacity within Established Limits.**
Section 8204.2 of the Uniform Fire Code, as adopted by Section 12 of this ordinance is amended as follows:

Section 8204.2 Maximum capacity within established limits. The aggregate capacity of any one installation shall not exceed 2,000 gallons water capacity, except that in particular installations this capacity limit may be altered at the discretion of the chief after consideration of special features such as topographical conditions, nature of the occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided, and facilities of the fire department.


Section 27. **Uniform Plumbing Code - Table 1-1 - Plumbing Permit Fees.** Table 1-1 of the Uniform Plumbing Code as adopted by Section 22 of this ordinance, is hereby deleted. Reference is made to the City of Sammamish Fee Ordinance.

Section 29. **Adoption of the Uniform Housing Code.** The Uniform Housing Code (UHC), 1997 Edition, as published by the International Conference of Building Officials, is adopted by reference.


Section 31. **Adoption of the Electrical Code.** The following codes are adopted by reference.

A. The National Electrical Code, 1999 Edition, as published by the National Fire Protection Association; and

B. Laws, Rules and Regulations for Installing Electric Wiring and Equipment, issued by the Electrical Board pursuant to Chapter 19.28 RCW as presently existing and as may be subsequently amended; and

C. The following Chapters of the Washington Administrative Code as presently existing and as may be subsequently amended:

1. Chapter 296-42 WAC -- Heating Installations;
2. Chapter 296-44 WAC -- Safety Standards - Electrical Construction Code:
3. Chapter 296-45 WAC -- Safety Standards - Electrical Workers;
5. Chapter 296-47 WAC -- Electrical Wiring and Apparatus; and

Section 32. **Adoption of Sign Construction Code.** The Uniform Sign Code (USC), 1997 Edition as published by the International Conference of Building Officials, is adopted by reference, subject to the amendment set forth in this ordinance.
Section 33. **Uniform Sign Code - Section 210 amended - Marquee.** Section 210 of the Uniform Sign Code, as adopted by Section 27 of this ordinance, is amended as follows:

Section 210 Marquee. A marquee is a permanent roofed structure attached to and supported by the building, providing protection from the weather elements, but does not include a projecting roof. For the purposes of this Chapter, a freestanding permanent roof-like structure providing protection from the weather elements, such as a service station gas pump island, shall be considered a marquee.

Section 34. **Adoption of Additional State Codes.** The following Chapters of the Washington Administrative Code, as presently existing and as may be amended, are adopted by reference:

A. Chapter 51-30 WAC - Washington State Barrier Free Facilities Code;

B. Chapter 51-11 WAC - Washington State Energy Code;

C. Chapter 51-13 WAC - Washington State Ventilation and Indoor Air Quality Code; and


Section 35. **Code Conflicts Resolution.**

A. In case of conflict among the Building Code, the Mechanical Code, the Fire Code, and the Plumbing Code, the first named code shall govern over those following.

B. In case of conflict between other codes and provisions adopted by this ordinance, the code or provision that is the most restrictive, as determined by the Building Official, shall apply.

Section 36. **Liability.** This ordinance shall not be construed to relieve or lessen the responsibility of any person, partnership, firm, association, or corporation owning, building, altering, constructing, or moving any building or structure as defined in the building code; nor shall the City or any officer, employee, or agent of the City assume such liability by reason of any
inspection authorized in this ordinance or certificate of inspection issued by the City or any of its officers, employee or agents. This ordinance shall not create or otherwise establish or designate any particular class or group of persons who will or should be specially protected by the terms of this ordinance.

Section 37. Copies to be Available At least one copy of the codes, regulations, and standards adopted by reference in this ordinance, in the form in which they were adopted, shall be filed in the office of the City Clerk and shall be available for use and examination by the public. The City Clerk may elect to have these copies kept in the Building Department for use by the public.

Section 38. Severability If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 39. Effective Date A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force on August 31, 1999

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 31st DAY OF AUGUST 1999.

CITY OF SAMMAMISH

Mayor Phil Dyer

ATTEST / AUTHENTICATED:

Ruth Muller, Interim City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: July 22, 1999
Passed by the City Council: July 28, 1999
Ordinance Number: 099-15
Date of Publication: August 4, 1999