Ordinance No. 2919

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3691 (Ch. 13.03)
Amended by Ord. 3702 (adding new Ch. 13.03)
AN ORDINANCE of the City of Kent, Washington, establishing additional fire protection requirements for construction, adding a new chapter 13.12 to the Kent City Code, Title 13.

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Kent City Code shall be amended by adding a new chapter 13.12 titled "Additional Fire Protection Requirements" which shall read as follows:

13.12.010 Definitions. Unless otherwise provided in this section, the definitions in Kent City Code, Title 13 shall apply to this chapter. Additional definitions are as follows:

A. "Life Safety/Rescue Access" shall mean an unobstructed access to all floor levels and each roof level of a building on not less than twenty percent of the building perimeter by utilizing a thirty-five foot ladder. An alternate method would be at least one stairway enclosure with exit doorways from each floor level and with a door opening onto each roof level which conforms to the requirements of the Uniform Building Code.

B. "Fire Wall" shall mean an approved wall of not less than four-hour fire-resistive construction with no openings or penetrations, which extends vertically from the foundation to terminate in a parapet not less than thirty inches above the roof, and which extends horizontally to the furthest projection of any portion of the building or to a point thirty inches beyond the intersecting exterior wall, whichever is furthest. As an alternative to the horizontal requirements, such fire wall may be extended a minimum of 30 inches along both sides of the intersecting exterior wall, provided there are no projections beyond the intersecting exterior wall.
C. "Fire Detection System" shall mean a heat and/or smoke detection system monitored by an approved central and/or remote station conforming to the current requirements of the National Fire Protection Association Standards.

D. "Fire Sprinkler System" shall mean an integrated system of piping connected to a water supply with sprinklers which will automatically initiate water discharge over a fire, conforming to the current requirements of the National Fire Protection Association Standards.

13.12.020 Application. This Chapter shall apply to all occupancies and buildings as stated herein; however, nothing contained herein shall diminish or reduce requirements of the Uniform Building Code, the Uniform Fire Code or any other duly adopted Code or Ordinance of the City of Kent. In the event of any conflict in requirements, the more stringent shall apply.

A. Life safety/rescue access. All occupancies shall be required to provide approved life safety/rescue access.

Exceptions:
1. Group M occupancies.
2. Roof access need not be provided to roof levels having a slope greater than 4 in 12.

B. Fire Detection System. All occupancies exceeding 7,000 square feet gross floor area shall be required to provide an approved automatic fire detection system. Area separation walls as noted in Section 505(e) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire detection system unless they are fire walls as defined in this Chapter, Section 13.12.010.

Exceptions:
1. Group M or R Division 3 occupancies.
2. Occupancies protected throughout by an approved/monitored automatic sprinkler system can delete heat detectors from the system.
C. Fire Sprinkler Systems shall be installed:

1. In all Group R, Division 3 occupancies exceeding 2,500 square feet gross floor area (including attached garages) without adequate fire flow required under Kent City Code Title 13.

2. In all R-3 occupancies without approved fire department access as defined in section 10.207 of the Uniform Fire Code.

3. In all Group R, Division 1 occupancies having three or more floor levels or containing five or more dwelling units and hotels having three or more floor levels or containing ten or more guest rooms. Quick response standard sprinkler heads shall be used in accordance with their approved listing in the dwelling unit and guest room portions of the buildings. Area separation walls as noted in Section 505(e) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system unless they are fire walls as defined in this code Section 13.12.010.

4. In Group A occupancies that are used as nightclubs and discos where no alcohol is served and where the total gross floor area exceeds 5,000 square feet. Area separation walls as noted in Section 505(e) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system unless they are fire walls as defined in this code Section 13.12.010.

5. In all buildings where the total floor area included within the surrounding exterior walls on all floor levels, including basements, exceeds 10,000 square feet. Area separation walls, as noted in Section 505(e) of the Uniform Building Code, shall not be considered to separate a building to enable deletion of
the required fire sprinkler system unless they are fire walls as defined in this code Section 13.12.010.

D. Alterations, repairs, and building additions. The provisions of this ordinance shall apply to all buildings to which more than fifty percent of its county assessed value at the time of the first permit application will be altered or repaired within any seventy month period of time. Additions to an existing structure shall be considered new construction and subject to the provisions of this ordinance. If such additions cause a building to meet the area, number of floor levels or units which would subject a new building to the requirements of this ordinance, the entire building will then be required to comply with this ordinance.

13.12.030 Regulative Authority. The Code Enforcement Division of the Fire Department shall adopt rules and regulations for the implementation of this chapter, including:

A. Standards published by the National Fire Protection Association including a standard known as NFPA 13R to be applied to all R occupancies.

B. Allowances for maximum hydrant spacing stipulated in Kent City Code, Chapter 13.06A. "Fire Hydrants" to be increased by as much as fifty percent when all properties served are residential and all buildings served are sprinklered, except when such allowances would unreasonably reduce fire protection to the area or structures served.

13.12.040 Deviation/Appeals. The Fire Chief or his designee may approve deviations from the standards established pursuant to this chapter upon his determination that the deviation would not unreasonably reduce fire protection to the area or structures served.
13.12.050 Additional Conditions.

A. It shall be unlawful to hang anything from, paint, cover or otherwise change, tamper with or alter any sprinkler system component, except for repairs, maintenance or alterations authorized by the Code Enforcement Division of the Fire Department.

B. The Fire Chief or his designee retains the authority under section 10.301(b) of the Uniform Fire Code to impose additional conditions, including but not limited to increased setbacks, use of fire retardant materials or standpipes where determined necessary to mitigate identified fire protection impacts.

13.12.060 Enforcement. The provisions of this chapter and any rules and regulations promulgated thereunder shall be enforced by the Fire Chief or his designee in accordance with the enforcement and penalty provisions of Kent City Code Title 13.

Section 2. Effective Date. This ordinance shall take effect and be in force thirty (30) days from the time of its final passage as provided by law.

Section 3. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

DAN KELLEHER, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

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APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the __17__ day of __April__, 1990.
APPROVED the __18__ day of __April__, 1990.
PUBLISHED the __20__ day of __April__, 1990.

I hereby certify that this is a true copy of Ordinance No. __2919__, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK
(SEAL)