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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3320

AN ORDINANCE adopting the Uniform Building Code, 1982 Edition; Uniform Solar Energy Code, 1982 Edition and Uniform Swimming Pool Spa and Hot Tub Code, 1982 Edition; amending Bellevue City Code 23.10.010, .020, .080, .090, .120, .130; repealing Bellevue City Code 23.10.100, .115, .131, .135, .136; adding new sections 23.10.052, .110, .111, .112, .113, .121, .122 and .123.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 1 of Ordinance No. 2050, Section 1 of Ordinance No. 2135, Section 1 of Ordinance No. 2434, and Section 1 of Ordinance No. 2929; and Bellevue City Code 23.10.010 are amended to read as follows:

23.10.010 Adoptions.

The following codes, all as amended, added to, or excepted herein, together with all amendments and additions provided in this chapter or chapters 23.19, 23.22, 23.30 and 23.48, are adopted and shall be applicable within the city:

- A. Uniform Building Code and Related Standards, 1982 Edition, published by the International Conference of Building Officials. The appendix to the Uniform Building Code is not adopted, except that Chapter 7 and 55 of said appendix, are adopted;
- B. Uniform Housing Code 1982 Edition, published by the International Conference of Building Officials;
- C. The Uniform Fire Code, with appendices thereto, 1979 Edition and Uniform Fire Code Standards, 1979 Edition, both published by the International Conference of Building Officials and the Western Fire Chiefs Association;
- D. Regulations for Barrier Free Facilities, October 1, 1976, as amended April, 1979, adopted by the SBCAC pursuant to R.C.W. Chapter 19.27;
- E. Washington State Energy Code, June 30, 1980, adopted by the SBCAC pursuant to R.C.W. Chapter 19.27;

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F. The Uniform Swimming Pool Spa and Hot Tub Code, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials;

G. Uniform Building Security Code, 1982 Edition, published by the International Conference of Building Officials.

H. Uniform Solar Energy Code, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials.

All codes, standards, rules and regulations adopted by this section are adopted by reference thereto as though fully set forth herein. A copy of each such adopted code, standard, rules or regulations in the form in which it was adopted and suitably marked to indicate amendments, additions, deletions and exceptions as provided herein, shall be authenticated and filed by the city clerk in the records of his or her office, suitably referenced and indexed to the ordinance codified in this section. Three copies of each such code, standard, rules or regulations, in the form in which it was adopted and suitably marked to indicate amendments, additions, deletions and exceptions as provided herein, shall be filed in the city clerk's office and available for use and examination by the public.

Section 2. Section 2 of Ordinance No. 2050, Section 2 of Ordinance No. 2434 and Section 2 of Ordinance No. 2929; and Bellevue City Code 23.10.020 are amended to read as follows:

23.10.020 Amendment Adoption.

The following amendments, additions and exceptions to the Uniform Building Code 1982 Edition are adopted and shall be applicable within the City of Bellevue.

Section 3. A new Section 23.10.052 is added to Chapter 23.10 of the Bellevue City Code, to read as follows:

23.10.052 Uniform Solar Energy Code Section 20.6 amended -- Costs of permit.

Section 20.6 of the Uniform Solar Energy Code, as adopted by this chapter, is amended to read as follows:

20.6 Every applicant for a permit to do work regulated by this Code, shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto, as may be required.

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Such applicant shall pay for each permit at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown herein.

Any person who shall commence any work for which a permit is required by this code without first having obtained a permit therefore shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit therefore before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such a permit, a double fee as herein provided shall be charged.

SCHEDULE OF FEES

- | | | |
|----|--|--|
| 1. | For issuing each permit | \$10.00 |
| 2. | For collectors (including related piping and regulating devices) - up to 2,000 square feet (93m ²) | \$ 5.00 |
| | More than 2,000 square feet (186m ²) | \$ 5.00 plus
\$ 1.00 per
1,000 square
feet (93m ²)
or fraction
thereof over
2,000 square
feet
(186m ²) |
| 3. | For storage tanks (including related piping and regulating devices) | \$ 5.00 |
| 4. | For rock storage | \$ 5.00 |
| 5. | For each appliance or piece of equipment regulated by this Code for which no fee is listed | \$ 5.00 |
| 6. | Plan check fee. Where specific plans are required, a plan check fee shall charged equal to one half the total permit fee, excluding the permit issuance. Note: These | |

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fees do not include permit fees for any parts of the solar system which are subject to the requirements of other applicable codes.

Section 4. Section 6 of Ordinance No. 2050, Section 5 of Ordinance No. 2434, and Section 8 of Ordinance No. 2929; and Bellevue City Code 23.10.080 are amended to read as follows:

23.10.080 Section 1202(a) and (b) amended - Group R-1 occupancies.

Section 1202(a)(b), of the Uniform Building Code as adopted by this chapter, is amended to read as follows:

(1) "Buildings or parts of buildings classed in Group R-1 because of use or character of the occupancy shall be limited to the types of construction set forth in Tables 5-C and 5-D and shall not exceed, in area or height, the limits specified in Sections 505, 506, and 507, but shall be not less than 1-hour fire resistive construction.

"EXCEPTIONS: A. Dwelling units within an apartment house not over two stories in height may have nonbearing walls of unprotected construction, provided that the units are separated from each other and from corridors by construction having a fire resistant rating of not less than one hour. Openings to such corridors shall be equipped with smoke or draft stop doors conforming to section 3305(h) or other equivalent protection. Walls separating units in duplexes must be of not less than one hour fire resistance construction.

B. The one hour fire resistive construction required by this section may be waived provided that the building is protected by an automatic sprinkler system conforming to UBC Standard No. 38-1 or NFPA 13-D (1983 Edition), provided the exceptions in UBC Section 508 shall apply.

(2) "Every apartment house three stories or more in height or containing more than 15 apartments and every hotel three stories or more in height or containing twenty or more guest rooms and every apartment house and hotel more than one story in height having interior corridors shall have an approved fire alarm system as specified herein.

(3) Smoke detectors shall be provided in all corridors and public areas and thermal detectors shall be provided in all parking garages, storage, laundry, mechanical, telephone equipment and electrical rooms. Any automatic sprinkler system provided in the building shall be equipped with a water flow detector which shall be

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connected to the building fire alarm system.

(4) Manual pull stations shall be located adjacent to each exit on all floors, in elevator lobbies on all floors, immediately adjacent to the telephone switchboard if there is a telephone switchboard in the building and at other locations as may be required by the Building Official.

(5) Such fire alarm systems shall be designed so that all occupants of the building are warned simultaneously. Exception: alarm systems in highrise buildings conforming with section 1807(e)1.

The alarms shall be audible from all portions of the building at 60 decibels or 15 decibels above ambient noise, whichever is greater.

(6) Installation, inspection and maintenance of the fire alarm system shall be according to the standards set forth in UFC Standard No. 10-2.

(7) All area separation and occupancy separating doors in or along corridors in buildings of more than one story in height shall be automatic closing in accordance with Section 4306(b)2. A detector shall be provided at the doorway in accordance with NFPA Standard 72-E (1982 Edition). The door shall close automatically upon activation of the detector at the doorway and upon any other activation of the building fire alarm system.

(8) For Group R, Division 1 occupancies with a Group B, Division 1 parking garage in the basement or first floor, see Section 702(a).

(9) For attic space partitions and draft stops see Section 3205.

Section 5. Section 1 of Ordinance No. 2663, Section 9 of Ordinance No. 2929; and Bellevue City Code 23.10.090 are amended to read as follows:

23.10.090 Uniform Building Code Section 1210(a) regarding fire warning systems (smoke detectors) to apply to all existing dwellings, dwelling units and guest rooms.

The provisions of Section 1210(a) of the Uniform Building Code, as adopted by this chapter, requiring fire warning systems (smoke detectors) in every guest room in lodging houses, every dwelling unit within an apartment house (including condominiums) and every guest room in hotels (including motels) used for sleeping purposes shall apply to all such dwelling units and guest rooms in the City, even if the building permit therefor was issued or the building

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constructed prior to the effective date of Ordinance No. 2050. This section shall apply to both new and existing construction, provided it shall not apply to an owner occupied dwelling or owner occupied unit duplexes for which a building permit was issued or which was constructed prior to the effective date of Ordinance No. 2050.

All such fire warning systems (smoke detectors) shall be installed in accordance with Section 1210(a).

No such fire warning systems (smoke detectors) shall be installed until a permit has been issued therefore by the City. There shall be no charge for such permits.

Such fire warning systems (smoke detectors) shall be installed in all buildings for which a building permit application is filed after July 17, 1979, prior to the occupancy of any such building, and for other buildings to which this section applies within one year of the effective date of Ordinance No. 2663.

In the case of dwelling units within an apartment building, it shall be the responsibility of the owner of the apartment building, upon every change of tenancy of a dwelling unit, to inspect the fire warning system within such dwelling unit to determine if the same is in operating condition. If the same is not in operating condition, the owner shall repair or replace the same and shall not allow occupancy of such dwelling unit until the fire warning system therein is operating properly. During the term of any tenancy of a dwelling unit in an apartment building, it shall be the responsibility of the tenant, and not the owner, to maintain the fire warning system therein in operating condition.

Section 6. Section 1 of Ordinance No. 2664, Section 1 of Ordinance No. 2690, Section 10 of Ordinance No. 2929 and Bellevue City Code 23.10.100 are repealed.

Section 7. Section 12 of Ordinance No. 2929, and Bellevue City Code 23.10.115, amending Section 1706 of the Uniform Building Code, are repealed. Said Section 1706 of the Uniform Building Code shall be in effect in the city without amendment.

Section 8. A new Section 23.10.110 is hereby added to Chapter 23.10 of the Bellevue City Code, to read as follows:

23.10.110, Section 1715 Amended - Alarm System.

Section 1715 of the Uniform Building Code, as adopted by this chapter, is amended by adding the following subsection:

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(L) Alarm System. A fire alarm system meeting the requirements of Section 1807(e) 1 and 2 shall be provided. The system shall be activated by any manual pull station, smoke detector and sprinkler water flow device. Manual pull stations shall be located at each exit on each floor, at each elevator lobby on each floor, immediately adjacent to the building telephone switchboard if the building has a telephone switchboard and at other locations as may be designated by the building official. The alarm shall be designed to notify all occupants of the building simultaneously.

Section 9. A new Section 23.10.111 is hereby added to Chapter 23.10 of the Bellevue City Code to read as follows:

23.10.111 Uniform Building Code, Section 1807(e) amended - alarm and communications systems.

Section 1807(e) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

"(e) Alarm and Communications Systems. The alarm and communications systems shall be designed and installed so that damage to any terminal unit or speaker will not render more than one zone of the system inoperative.

The voice alarm and public address system may be a combined system.

Manual fire alarm stations shall be provided adjacent to each exit on each floor and at other locations designated by the building official. Adjacent to the building telephone switchboard and/or security station, if provided, shall be a means of activating the manual alarm for any floor in the building. The central control station shall have the capability of activating the alarm on any or all floors.

Three communications systems which may be combined as set forth above shall be provided as follows:

1. Voice alarm system. The operation of any smoke detector, sprinkler, water flow device or manual fire alarm station shall automatically sound an alert signal to the desired areas followed by voice instructions giving appropriate information and direction to the occupants.

The central control station shall contain controls for the voice alarm system so that a selective or general voice alarm may be manually initiated.

The system shall be supervised to cause the activation of an audible trouble signal in the central control station upon

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interruption or failure of the audiopath including amplifiers, speaker wiring, switches and electrical contacts and shall detect opens, shorts and grounds which might impair the function of the system.

The alarm shall be heard clearly by all occupants within the building or designated portions thereof as is required for the public address system.

2. Public address system. A public address communications system clearly heard by all occupants of the building shall operate from the central control station. It shall be established on a selective or general basis to the following terminal areas:
 - A. Elevators.
 - B. Elevator lobbies.
 - C. Corridors.
 - D. Exit Stairways.
 - E. Rooms and tenant spaces exceeding 1,000 square feet in area.
 - F. Dwelling units in apartment houses.
 - G. Hotel guest rooms or suites.
 - H. Any place of assembly.
 - I. Fire pump rooms and emergency generator rooms.
3. Fire Department communication system. A two-way fire department communication system shall be provided for fire department use. It shall operate between the central control station and every elevator, elevator lobby and entry to every enclosed exit stairway, and other locations where deemed necessary for fire department operations.

Section 10. A new Section 23.10.112 is added to Bellevue City Code Chapter 23.10, to read as follows:

23.10.112 Uniform Building Code, Section 1807(f) amended - central control stations.

Section 1807(f) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(f) Central Control Station. A central control station shall be located in a room directly accessible from the exterior of the building along a main building frontage or other location approved by the fire chief. The room shall be separated from the remainder of the building as required for a one hour fire resistive occupancy separation. The room shall contain:

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1. The voice alarm and public address system panels.
2. The fire department communications panel.
3. Fire detection and alarm system annunciator panels.
4. Annunciator visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air handling systems. Air handling systems which are required to be on for pressurization or smoke evacuation shall be provided with an end of line detector which shall indicate actual operation of the fans. Fan control switches shall be provided with an on, off and normal setting.
6. Controls for unlocking all stairway doors simultaneously.
7. Sprinkler valve and waterflow detector display panels.
8. Standby power controls including manual start and transfer features and status indicators.
9. A telephone for fire department use with controlled access to the public telephone system.
10. Status indicators for fire pumps.
11. A pressure gauge indicating the pressure within the standpipe at the control station level.
12. A rack or other appropriate storage provided with architectural, electrical and mechanical plans and a table for spreading out plans.
13. A wall display showing a cross-section of the building with annunciators for each floor indicating the type or types of alarm activation, whether the evacuation alarm has sounded on the floor, and whether the air handling equipment for the floor is on, off or in a smoke evacuation mode. The display board shall be suitable for marking on with a grease pencil.
14. A wall display showing a plot and area plans suitable for marking on with a grease pencil. This plan shall also indicate locations of stairways, elevators and other vertical shafts.

The design of this room including the location and arrangement of all panels and controls shall be approved by the fire chief.

Section 11. A new Section 23.10.113 is added to Bellevue City Code Chapter 23.10, to read as follows:

23.10.113 Uniform Building Code 1807(g) amended - Smoke Control. Section 1807 (g) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(g) Smoke Control. A mechanical smoke exhaust system capable of providing a minimum of one exhaust air change each ten minutes for the area involved shall be provided, except that manually openable windows providing an opening of at least 20 square feet in each 50

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lineal feet of exterior wall around the perimeter of the building and serving each tenant space may be provided in lieu of such mechanical exhaust system. It shall not be necessary to evacuate smoke from the core area of a building through dwelling units in Group R, Division 1 occupancies.

The smoke exhaust system shall be designed with consideration to high temperatures that may be introduced into the system. Makeup air shall be well disbursed throughout the area involved so as to prevent excessive drafts.

Section 12. Section 8 of Ordinance No. 2050, Section 8 of Ordinance No. 2434 and Section 13 of Ordinance No. 2929, and Bellevue City Code 23.10.120, are hereby amended to read as follows:

23.10.120 Uniform Building Code Section 3802(b) amended - sprinkler systems.

Section 3802(b) of the Uniform Building Code, as adopted by this chapter, is amended by the addition of a new paragraph to be numbered paragraph 5 and to read as follows:

5. Throughout all buildings of four or more stories in height. Sprinkler systems required by this section, but not otherwise required, shall be allowed the same modifications of this code as permitted in Section 1807(m) as modified herein.

Section 13. A new Section 23.10.121 is added to Bellevue City Code Chapter 23.10, to read as follows:

23.10.121 Uniform Building Code Section 3303(e) amended - Exits Through Adjoining Rooms.

Section 3303(3) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(e) Exits Through Adjoining Rooms. Rooms may have one exit through an adjoining or intervening room which provides a direct, obvious and unobstructed means of travel to an exit corridor, exit enclosure or until egress is provided from the building, provided the total distance of travel does not exceed that permitted by other provisions of this code. In other than dwelling units, exits shall not pass through kitchens, storerooms, restrooms, closets or spaces used for similar purposes. Exits shall also not pass through an adjoining room when that room is under the control of another occupant.

EXCEPTIONS: 1. Rooms within dwelling units may exit through more

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than one intervening room. 2. Rooms with a cumulative occupant load of 10 or less may exit through more than one intervening room.

Foyers, lobbies and reception rooms constructed as required for corridors shall not be construed as intervening rooms.

Section 14. A new Section 23.10.122 is added to Chapter 23.10 of the Bellevue City Code, to read as follows:

23.10.122 Uniform Building Code Section 3802(c)(1) amended --
Drinking and dining establishments.

Section 3802(c)(1) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(c) Group A Occupancies.

1. Drinking and Dining Establishments. An automatic sprinkler system shall be installed throughout Group A drinking or dining establishments for the total area of assembly uses and unseparated rooms exceeds 5,000 square feet. For uses to be considered as separated, the separation shall be not less than is required for a one hour occupancy separation.

Section 15. A new section 23.10.123 is added to chapter 23.10 of the Bellevue City Code, to read as follows:

23.10.123 Uniform Building Code Subsection 3805(c) amended -
Location of Class I Standpipes.

Subsection 3805(c) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(c) Location of Class I Standpipes. There shall be a Class I standpipe outlet connection at every floor level above the first story of every required stairway, on each side of the wall adjacent to the exit opening of a horizontal exit and elsewhere as determined necessary by the fire chief.

Risers and laterals of Class I standpipe systems not located within an enclosed stairway or smokeproof enclosure shall be protected by a degree of fire resistance equal to that required for vertical enclosures in the building in which they are located.

EXCEPTION: In buildings equipped with an approved automatic sprinkler system, risers and laterals which are not located within an enclosed stairway or smokeproof enclosure need not be enclosed with fire resistive construction.

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There shall be a three way outlet above the roof line when the roof has a slope of less than four inches in twelve inches.

In buildings where more than one standpipe is provided, the standpipes shall be interconnected at the bottom.

Section 16. Sections 15, 16 and 17 of Ordinance No. 2929, and Bellevue City Code 23.10.131, .135 and .136 are hereby repealed.

Section 17. Section 8 of Ordinance No. 2050, Section 8 of Ordinance No. 2434 and Section 14 of Ordinance No. 2929; and Bellevue City Code 23.10.130 are hereby amended to read as follows:

23.10.130 Uniform Building Code Section 3805(b) amended - Standpipes.

Section 3805(b) of the Uniform Building Code, as adopted by this chapter, is amended to read as follows:

(b) Where required. All buildings shall be equipped with standpipes as set forth in Table 38-A.

TABLE NO. 38-A - STANDPIPE REQUIREMENTS

Occupancy ¹	NONSPRINKLERED BUILDING 2		SPRINKLERED BUILDING 3, 4,	
	Standpipe Class	Hose Requirement	Standpipe Class	Hose Requirement
1. Occupancies exceeding 150 ft. in height and more than one story	III	Yes	III	No
2. Occupancies 3 stories or more but less than 150 ft. in height, except Group R, Div. 3	I and II ⁵ (or III)	6 Yes	I (or III)	
3. Group A Occupancies with occupant load exceeding 1000	II	Yes	No require- ment	No
4. Occupancies 3 stories or more, but less than 150 feet in height, except Group R, Division 3	II	Yes	II	Yes

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5.	Groups I, H, B, Div. 1, 2 or 3 Occupancies less than 4 stories in height but greater than 20,000 square feet per floor	II ⁵	Yes	No require- ment	No
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- 1 Class II standpipes need not be provided in assembly areas used solely for worship.
- 2 Except as otherwise provided in item no. 4 of this table, Class II standpipes need not be provided in basements having an automatic fire-extinguishing system throughout such basements.
- 3 Combined systems with their related water supplies may be used in sprinklered buildings.
- 4 Portions of otherwise sprinklered buildings which are not protected by automatic sprinklers shall have Class II standpipes installed as required for the unsprinklered portions.
- 5 In open structures where Class II standpipes may be damaged by freezing, the building official may authorize the use of Class I standpipes which are located as required for Class II standpipes.
- 6 Hose is required for Class II standpipes only.

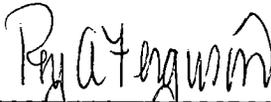
Section 18. This ordinance shall take effect and be in force

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thirty days after enactment by the Council.

PASSED by the City Council this 5th day of December 1983,
and signed in authentication of its passage this 5th day
of December, 1983.

(SEAL)



Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published December 10, 1983