

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4292

AN ORDINANCE requiring the installation of automatic sprinkler systems in all buildings where the total floor area, including basements, exceeds 10,000 square feet; and amending Bellevue City Code 23.10.120 and Bellevue City Code 23.11.102.

WHEREAS, fires in large buildings represent a high risk to the safety of occupants and of firefighters engaged in fire suppression efforts, and of the loss of property; and

WHEREAS, automatic sprinkler systems have a well established track record in mitigating the hazards associated with large area building fires; and

WHEREAS, it is in the interest of the public health, welfare and safety to require the installation of automatic sprinkler systems in large buildings, which are defined as those buildings where the total floor area, including basements, exceeds 10,000 square feet; now, therefore,

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

Section 1. Section 1 of Ordinance No. 2636, as previously amended by Section 12 of Ordinance No. 3320 and Section 19 of Ordinance No. 4073, 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 to read as follows:

(b) All Occupancies, Except Group R, Division 3 and Group M. Except for Group R, Division 3 and Group M Occupancies, an automatic sprinkler system shall be installed:

1. In every story or basement of all buildings where the floor area exceeds 1,500 square feet and there is not provided at least 20 square feet of opening entirely above the adjoining ground level in each 50 lineal feet or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches. Such openings shall be accessible to the Fire Department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story shall be provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of the building is located more than 75 feet from the openings required in this section, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.
3. In rooms where nitrate film is stored or handled.
4. In protected combustible fiber storage walls as defined in the Fire Code.
5. Throughout all buildings of 4 or more stories in height.
6. Throughout all buildings where the total floor area, including basements, exceeds 10,000 square feet. For purposes of this paragraph, 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, of the existing building and the addition combined exceeds 10,000 square feet, or when the value of a structural alteration or repair of an existing building 10,000 square feet in area or greater exceeds 50 percent of the assessed valuation of such existing building, or exceeds 50% 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 2. Section 1 (part) of Ordinance No. 4074, and Bellevue City Code 23.11.102 are amended to read as follows:

23.11.102 Uniform Fire Code Section 10.306(b) Amended - Automatic Fire Extinguishing Systems.

Section 10.306(b) of the Uniform Fire Code, as adopted by this chapter, is amended to read as follows:

(b) All occupancies except Group R, Division 3 and Group M. Except for Group R, Division 3 and Group M Occupancies, an automatic sprinkler system shall be installed:

1. In every story or basement of all buildings when the floor area exceeds 1,500 square feet and there is not provided at least 20 square feet of opening entirely above the adjoining ground level in each 50 lineal feet or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches. Such openings shall be accessible to the Fire Department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story shall be provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of the basement is located more than 75 feet from openings required in this section, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes alternate floors. Sprinkler heads shall be accessible for servicing.
3. In rooms where nitrate film is stored or handled.
4. In protected combustible fiber storage vaults as defined in this code.
5. Throughout all buildings of 4 or more stories in height.
6. Throughout all buildings where the total floor area, including basements, exceeds 10,000 square feet. For 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 basements, of the existing building and the addition combined exceeds 10,000 square feet, or when the value of a structural alteration or repair to an existing building of 10,000 square feet in area or greater exceeds 50 percent of the assessed valuation of such existing building, or exceeds 50% of the recognized replacement cost of the structure, without consideration of depreciation, as determined under The Marshall Valuation Service Cost Handbook, whichever is greater.

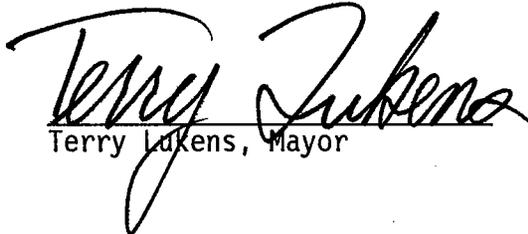
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ORIGINAL

Section 3. This ordinance shall take effect and be in force 5 days after its passage and legal publication.

PASSED by the City Council this 21st day of October, 1991, and signed in authentication of its passage this 21st day of October, 1991.

(SEAL)

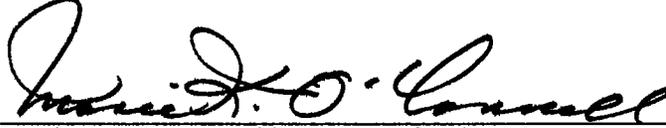

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published October 25, 1991