

2183C  
07/22/92

## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4403

AN ORDINANCE regarding the Building Code; amending Bellevue City Code 23.10.010, 23.10.020, 23.10.056, 23.10.111, 23.10.112, 23.10.113, 23.10.118; adding new sections 23.10.031 and 23.10.057; and repealing sections 23.10.030, 23.10.040, 23.10.050, 23.10.055, 23.10.056, and 23.10.060, and chapter 23.14.

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

Section 1. Bellevue City Code 23.10.010 is amended to read as follows:

23.10.010 Adoptions.

The following codes, all as amended to or excepted herein, together with all amendments and additions provided in this title of the Bellevue City Code, are adopted and shall be applicable within the city:

A. Uniform Building Code 1991 Edition, except Chapter 1, Chapter 2, Sections 302, 303, 304, 308 and Table No. 3-A together with related standards, published by the International Conference of Building Officials, and rules for building construction issued pursuant to RCW 19.27 and RCW 70.92 are adopted and shall be applicable within the City, as amended, added to and excepted in this Chapter. Provided that the appendix to the Uniform Building Code is not adopted, except that Chapter 12, Division 2 and Chapter 55 of said appendix are adopted;

B. Uniform Housing Code, 1991 Edition, published by the International Conference of Building Officials;

C. Washington State Ventilation and Indoor Air Quality Code pursuant to RCW 19.27A;

D. Washington State Energy Code, as provided in RCW 19.27A.010(6);

E. Uniform Swimming Pool, Spa and Hot Tub Code, 1991 Edition, published by the International Association of Plumbing and Mechanical Officials, except for sections 1.0, 1.1, 1.5, 1.6, 1.7, 1.10, 1.11, 1.14, 1.15, 1.16, 1.17 and 1.18, which are not adopted;

F. Uniform Building Security Code, 1991 Edition, published by the International Conference of Building Officials;

G. Uniform Code for the Abatement of Dangerous Buildings, 1991 Edition, published by the International Conference of Building Officials.

2183C  
07/22/92

All codes, standards, rules and regulations adopted by this section are adopted by reference thereto as through fully set forth herein.

Not less than one copy of each 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 be available for use and examination by the public.

Section 2. Bellevue City Code 23.10.020 is amended to read as follows:

23.10.020 Amendment adoption.

The following amendments, additions and exceptions to the Uniform Building Code, 1991 Edition, are adopted and shall be applicable within the city.

Section 3. Bellevue City Code 23.10.030 is repealed.

Section 4. A new section 23.10.031 is added to Chapter 23.10 of the Bellevue City Code to read as follows:

23.10.031 Uniform Building Code Section 301(b) is amended to read as follows:

B. Work Exempt from Permit. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet.
2. Fences not over 8 feet high.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches high.
5. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one.
7. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches.

2183C  
07/22/92

11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the City.

Section 5. Bellevue City Code 23.10.040 is repealed.

Section 6. Bellevue City Code 23.10.050 is repealed.

Section 7. Bellevue City Code 23.10.055 is repealed.

Section 8. Bellevue City Code 23.10.056 is repealed.

Section 9. A new section 23.10.057 is added to the Bellevue City Code to read as follows:

23.10.057 Uniform Building Code Section 702(b)(1) amended

(b) Special Provisions. 1. Group B, Division 1 with Group 1, Division 3; Group B, Division 2; or Group R, Division 1 Occupancy above.

Other provisions of this code notwithstanding, a basement or first story of a building may be considered as a separate and distinct building for the purposes of area limitations, limitation of number of stories and type of construction, when all of the following conditions are met:

A. The basement or first story is of Type I construction and is separated from the building above with a three-hour occupancy separation.

B. The building above the three-hour occupancy separation contains only Group A, Division 3; Group B, Division 2; or Group R, Division 1 Occupancies.

C. The building below the three-hour occupancy separation is used exclusively for the parking and storage of private or pleasure type motor vehicles.

EXCEPTIONS: 1. Entry lobbies, laundry rooms, mechanical rooms and similar uses incidental to the operation of the building.

2. Group B, Division 2 office and retail occupancies, Group A Division 3 Occupancies in addition to those incidental to the operation of the building (including storage areas) provided that the entire structure below the three-hour occupancy separation is protected throughout by an automatic sprinkler system.

2183C  
07/22/92

D. The maximum building height in feet shall not exceed the limits set forth in Table No.. 5-D for the least type of construction involved.

Section 10. Bellevue City Code 23.10.060 is repealed.

Section 11. Bellevue City Code 23.10.111 is amended to read as follows:

23.10.111 Uniform Building Code, Section 1807(e) amended - Alarm and Communications 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 of 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 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 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 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 area:

- 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.

2183C  
07/22/92

I. Fire pump rooms and emergency generator rooms.

"3. Fire Department communications 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 elevators, elevator lobbies and entries into enclosed stairways, and other locations where deemed necessary for fire department operations."

Section 12. Bellevue City Code 23.10.112 is amended 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 the following at a minimum:

1. The voice alarm and public address system panels.
2. The fire department communications panels.
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. Emergency and 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 showing the typical floor plan and detailing the building core, exit facilities, fire protection systems, fire fighting equipment and fire department access.
13. A work table.
14. 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

2183C  
07/22/92

evacuation mode. The display board shall be suitable for marking on with a grease pencil.

15. 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.

All control panels in the central control station shall be permanently identified as to function.

Alarm, supervisory and trouble signals as required by Items 3 and 7 above shall be annunciated in compliance with the Fire Code in the central control station by means of an audible and visual indicator. For the purposes of annunciation, zoning shall be in accordance with the following:

1. When the system services more than one building, each building shall be considered separately.

2. Each floor shall be considered a separate zone. When one or more sprinkler risers serve the same floor, each riser shall be considered a separate zone.

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

Section 13. Bellevue City Code 23.10.113 is amended to read as follows:

23.10.113 Uniform Building Code Section 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. Natural or mechanical ventilation or the removal of products of combustion shall be provided in every story and shall consist of one of the following:

1. Easily identifiable, manually operable windows or panels shall be distributed around the perimeter of the building at not more than 50-foot intervals. The area of operable windows or panels shall not be less than 20 square feet per 50 lineal feet of perimeter.

EXCEPTION: 1. In Group R, Division 1 Occupancies, each guest room or suite having an exterior wall may be provided with a minimum of 2 square feet of venting area in lieu of the area specified above.

2. Windows may be of fixed tempered glass provided that no coating or film is applied which will modify the natural breaking characteristics of the glass.

2183C  
07/22/92

2. When a complete and approved automatic sprinkler system is installed, the mechanical air-handling equipment may be designed to accomplish smoke removal. Under fire conditions, the return and exhaust air shall be moved directly to the outside without recirculation to other sections of the building. The air-handling system shall provide a minimum of one exhaust air change each 10 minutes for the area involved.

3. 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.

4. Any other approved design which will produce equivalent results."

Section 14. Bellevue City Code 23.10.118 is amended to read as follows:

23.10.118 Uniform Building Code Section 2903 amended - Permits required for excavation shoring.

Section 2903 of the Uniform Building Code, Excavations and Fills, is amended by the addition of the following subsections:

C. Excavation and Shoring Near Improved Public Places.

No person, firm or corporation shall excavate and/or install shoring in excess of four feet, measured vertically, on private property within any area between the vertical prolongation of the margin of an improved public place and a one hundred percent slope line (45° from a horizontal line) from the existing elevation of the margin of the traveled surface of an improved public place to the proposed elevation of the private property (See Plate No. 1) without first obtaining a permit from the building official to do so, and no work shall commence toward such excavation and shoring until a permit therefor has been issued by the building official. Improved public place means any street, alley, easement for water, sewer or storm drainage, or similar parcel of land which is deeded, dedicated or otherwise permanently made available to the City or public for City or public use.

The permit required hereunder is in addition to any permits required under Bellevue City Code, Chapter 23.76. No person, firm or corporation shall leave any excavation for which a permit is required hereunder within four feet of any public place, or in such other place as the building official determines to be hazardous, without providing adequate barricades and warning devices to protect the public, or shall fail to maintain the lateral support of any public place.

2183C  
07/22/92

D. Assignment of Savings on Applications for Permits.

If the building official determines that there is a possibility of injury, damage or expense to the City arising from an applicant's work or proposed use of any public place, the applicant shall execute and file an assignment of savings. The amount of the assignment of savings shall be determined by the building official at the time of approving the application based on the estimated amount and extent of the potential injury, damage, or expense to the City. The applicant shall file the same with the building official before receiving a permit. The City may use such assignment of savings to pay for any injury, damage or expense the City may sustain in conjunction with the permitted work. The balance of the assignment of savings, if any after such deductions, shall be returned to the applicant. If the assignment of savings is insufficient, the applicant will be liable for the deficiency. Upon notice to the applicant, the building official may at any time increase or reduce the amount of the required deposit or waive same as conditions warrant.

E. Expiration.

Every permit issued by the building official under the provisions of this Section 23.10.118 shall be subject to all provisions of Section 23.05.160.

F. Permit Fees.

The fee for each permit shall be as set forth in the fee ordinance, as now or hereafter amended.

G. Compliance.

All soldier piles and other materials used for shoring purposes shall be removed from public places and adjacent property as part of and prior to completion of the construction project in accordance with the plans approved by the building official or as modified with his approval, unless the permit provides otherwise.

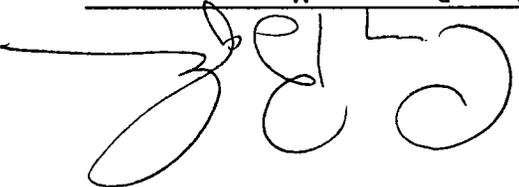
Section 15. Bellevue City Code Chapter 23.14 is repealed.

2183C  
07/22/92

Section 16. This ordinance shall take effect and be in force 30 days

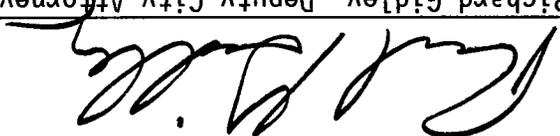
after its passage by the City Council.  
PASSED by the City Council this 8<sup>th</sup> day of September,  
1992, and signed in authentication of its passage this 8<sup>th</sup> day  
of September, 1992.

(SEAL)

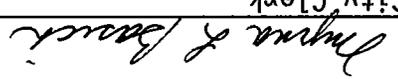
  
Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, Deputy City Attorney

Attest:

  
Ingrid A. Bouch  
City Clerk

Published September 11, 1992