

Title 15

BUILDINGS AND CONSTRUCTION*

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* **Editor’s Note:** Provisions on buildings and construction not included in this title can be found in the Redmond Zoning Code. Provisions on the Shoreline Master Program appear in Redmond Zoning Code Chapter [21.68](#), Shoreline Master Program.

Chapter 15.02

ACCESSORY IMPROVEMENTS

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15.02.010

Compliance with city standards.

All improvements installed in conjunction with, or otherwise for the purpose of serving any structure governed by the City building code, shall be constructed and installed in accord with standards maintained by the City Public Works Department. Such accessory improvements include, but are not limited to, the following:

- A. Parking lots;
- B. Driveways;
- C. Curbs, gutters and sidewalks;
- D. Drainage pipes, subdrains, catchbasins, detention systems and other drainage facilities;
- E. Telephone, electric, gas and underground communication lines;
- F. Water and ~~sanitary sewer~~wastewater facilities. (Ord. 1246 § 1 (part), 1985).

15.02.020 Public Works Director to promulgate and maintain standards.

The City’s Public Works Director shall compile and review the City’s existing standards, and where necessary, promulgate additional standards which shall be maintained in a unified compilation evidencing formal approval by the ~~director~~Public Works Director. (Ord. 1246 § 1 (part), 1985).

15.02.030 Revisions to standards.

The Public Works Director shall provide for review and updating of the accessory improvement standards at reasonable intervals. No revision shall be effective until approved by the ~~director~~Public Works Director, nor shall any revision be applied to a project for which a complete building permit application, or other appropriate application, has been submitted, and the necessary fees paid, prior to formal adoption of the standard. (Ord. 1246 § 1 (part), 1985).

15.02.040 Plan approval required.

Construction of any improvement governed by this chapter shall not be commenced prior to receiving approval of the plans therefor by the ~~Director of~~ Public Works ~~Director or his designee~~. Plan approval may be consolidated with review and approval of plans submitted as part of a building permit application or other appropriate approval application. (Ord. 1246 § 1 (part), 1985).

15.02.050 Conflict with other regulations.

This chapter is not intended to supersede the requirements of the City’s building code, fire code or Title [13](#) of the Redmond Municipal Code governing sewer, water and drainage improvements. In the event of a conflict between this chapter and any of these other regulations, such other regulation shall govern. (Ord. 1246 § 1 (part), 1985).

15.02.060 Enforcement/penalty for violation.

The City’s Public Works Director ~~and his designees are~~is authorized to issue and enforce stop work orders in accordance with enforcement provisions of the City building code. Additionally, the Public Works Director is authorized to issue a written notice to the person or persons carrying out the work, or to the owner of property upon which the work is being performed, requiring said person or persons to correct work performed in violation of this chapter within a reasonable period of time. Failure to comply with a properly issued stop work order or notice requiring correction of work shall constitute a misdemeanor, punishable as provided by Section [1.01.110](#) of the Redmond Municipal Code. Enforcement action under this section shall be in addition to, and not in lieu of, any other available remedy or enforcement procedure. (Ord. 1246 § 1 (part), 1985).

Chapter 15.04
FLOOD CONTROL

Sections:

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- 15.04.065 **Designation of the Floodplain Administrator.**
- 15.04.070 **Duties and responsibilities of the Building Official.**
- 15.04.075 **Use of other base flood data (in A zones).**
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- 15.04.157 **Appurtenant structures (detached garages and small storage structures).**
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- 15.04.160 **Floodway/floodway fringe.**
- 15.04.170 **Critical facilities.**

15.04.010 Purpose.

A. It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by methods and provisions designed for:

- 1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- 2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- 3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- 4. Controlling filling, grading, dredging, and other development which may increase flood damage; and
- 5. Preventing or regulating the construction of flood barriers, which will unnaturally divert floodwaters, or which may increase flood hazards in other areas. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 1, 1979).

15.04.020 Definitions.

A. The following words and phrases shall be defined and given the meaning set forth below for the purpose of this chapter. Other words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and all interpretations shall be made as to give this chapter its most reasonable application.

“Alteration of watercourse” means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

“Appeal” means a request for a review of the interpretation of any provision of this chapter or a request for a variance.

~~“Area of special flood hazard” means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A or AE. “Special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard.”~~

“ASCE 24” means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

“Base flood” means a flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the “100-year flood”).

“Base flood elevation” means the [water surface](#) elevation [of](#) flood waters ~~would reach~~ during the base flood event.

“Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

“Breakaway wall” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Building. See “Structure.”

“Building code” means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

“Critical facility” means a facility ~~for which even a slight chance of flooding might be too great that is necessary to protect the public health, safety, and general welfare~~. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials (including gas or liquid storage tanks principally above ground) and located within ~~the area of a special flood hazard~~ [Special Flood Hazard Area](#).

“Elevated building” means, for insurance purposes, a nonbasement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

“Elevation certificate” means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

“Essential facility” has the same meaning as “essential facility” defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

“Existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

“Expansion to an existing manufactured home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Farmhouse” means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

“Flood” or “flooding” means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

“Flood elevation study” means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

“Flood insurance rate map (FIRM)” means the official map on which the Federal Insurance Administration has delineated both Special Flood Hazard Areas ~~the areas of special flood hazards~~ and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

“Flood proofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

“Floodplain” or “flood prone area” means any land area susceptible to ~~being inundated by water from any source. See “Flood” or “flooding.”~~ inundation having a one percent chance of being equaled or exceeded in any given year.

“Floodplain administrator” means the community official designated by title to administer and enforce the floodplain management regulations.

“Floodplain management regulations” means the zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

“Floodway” means the channel or portion of a watercourse and the adjacent land areas that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as “regulatory floodway.”

“Floodway fringe” means that portion of the area of a Special Flood Hazard Area ~~special flood hazard~~ exclusive of the floodway.

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

1. Included in, or eligible for inclusion ~~Listed individually~~ in the National Register of Historic Places, Washington Heritage Register, King County Historic Register, or Redmond’s Heritage Resources Register. ~~(a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;~~
2. ~~Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;~~
3. ~~Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or~~
4. ~~Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:~~
 - a. ~~By an approved state program as determined by the Secretary of the Interior; or~~
 - b. ~~Directly by the Secretary of the Interior in states without approved programs.~~

“Lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of RMC 15.04.130.

“Manufactured home” means a structure which is transportable in one or more sections, is built on a permanent chassis, and is designed ~~for use to be a dwelling~~ with or without a permanent foundation when ~~attached~~ connected to the required utilities. The term does not include a recreational vehicle.

"Manufactured home park or subdivision" means ~~an area, parcel (or contiguous parcels) of land divided for placement of manufactured homes into~~having two or more ~~manufactured home lots for rent or sale~~improved pads or spaces providing connections for the required utilities.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"New construction" means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

One-Hundred-Year Flood or 100-Year Flood. See "Base flood."

"Public Works Director" means the Public Works Director and/or their representatives pursuant to RMC 2.64.030

"Reasonably safe from flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, "reasonably safe from flooding" means that the lowest floor is at least two feet above the Highest Adjacent Grade.

"Recreational vehicle" means a vehicle which is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling, but as a temporary living quarters for recreational, camping, travel, or seasonal use.

"-Special Flood Hazard Area (SFHA)" means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A or AE. "Special Flood Hazard Area" is synonymous in meaning with the phrase "area of special flood hazard."

"Start of construction" includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means, for floodplain management purposes, a walled and roofed building or mobile home, including a gas or liquid storage tank, that is principally above ground.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged, before the "start of construction" of the improvement. ~~This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed.~~ The term does not, however, include either:

- 1. Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or
- 2. Any alteration of a “historic structure”; provided, that the alteration will not preclude the structure’s continued designation as a “historic structure.”

“Variance” means a grant of relief by a community from the terms of a floodplain management regulation.

“Water dependent” means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

“Water surface elevation” means the height, in relation to the vertical datum utilized in the applicable flood insurance study, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 2, 1979).

15.04.030 Lands to which this chapter applies.

A. This chapter shall apply to all ~~areas~~Special Flood Hazard Areas of special flood hazards within the jurisdiction of the City. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 3, 1979).

15.04.040 Basis for establishing Special Flood Hazard Areas~~the areas of special flood hazard~~.

A. Special Flood Hazard Areas (SFHAs) are~~The areas of special flood hazard~~ identified by the Federal Insurance Administration and the Federal Emergency Management Agency in a scientific and engineering report entitled “The Flood Insurance Study for King County, Washington and Incorporated Areas,” dated August 19, 2020, and any revisions thereto, and by the Flood Insurance Rate Map entitled “FIRM (Flood Insurance Rate Map) for King County, Washington and Incorporated Areas,” dated August 19, 2020, and any revisions thereto, as the same relate to land within the current or future boundaries of the City, are adopted by this reference as if set forth in full and declared to be a part of this chapter. The Flood Insurance Study and Flood Insurance Rate Map are on file at the office of the Public Works Department, City Hall, 15670 NE 85th Street, Redmond, Washington. The best available information for flood hazard area identification as outlined in RMC [15.04.075](#) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under RMC [15.04.075](#). (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989: Ord. 863 § 4, 1979).

15.04.045 Compliance with state Flood Control Zone Permit Program required – Administration by city.

A. Pursuant to delegation of authority by the Washington State Department of Ecology, the City is charged with the responsibility of administering the Washington State Flood Control Zone Permit Program within the City. All development within ~~the~~ Special Flood Hazard Areas~~, the boundaries of which are set forth in the official division of hydraulics map maintained within the Public Works Department of the City,~~ shall comply with RCW Chapter [86.16](#), the state Flood Control Zone Act, and WAC Chapter [508-60](#), the Permit Program Regulations. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1127 § 1, 1983).

15.04.050 Compliance.

All development within ~~S~~pecial ~~F~~flood ~~H~~azard ~~A~~reas is subject to the terms of this chapter and other applicable regulations. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 5, 1979).

15.04.051 Penalties for noncompliance.

A. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be

fined in accordance with the enforcement provisions detailed in RMC [1.14](#), and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City of Redmond from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. 3006 § 2 (part), 2020).

15.04.052 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 3006 § 2 (part), 2020).

15.04.060 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2729 § 2, 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 6, 1979).

15.04.061 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside ~~the areas of s~~Special ~~F~~flood ~~H~~azards ~~Area~~s or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Redmond, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. 3006 § 2 (part), 2020).

15.04.062 Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid. (Ord. 3006 § 2 (part), 2020).

15.04.063 Development permit required.

A development permit shall be obtained before construction or development begins within any ~~area-of-s~~Special ~~F~~flood ~~H~~azard ~~Area~~s established in RMC [15.04.040](#). The permit shall be for all structures including manufactured homes, as set forth in the definitions, and for all development including fill and other activities, also as set forth in the definitions. (Ord. 3006 § 2 (part), 2020).

15.04.064 Application for development permit.

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- A. Elevation, in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.
- B. Elevation in relation to mean sea level to which any structure has been floodproofed;

- C. Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in RMC [15.04.130](#);
- D. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;
- E. Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation; and
- F. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application. (Ord. 3006 § 2 (part), 2020).

15.04.065 Designation of the Floodplain Administrator.

- A. The Building Official is hereby appointed to administer, implement, and enforce this chapter by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.
- B. If nonstructural development is proposed in the Special Flood Hazard Area, Development Engineering shall issue a Clearing and Grading permit and inspect work to assure conformance with this chapter. (Ord. 3006 § 2 (part), 2020).

15.04.070 Duties and responsibilities of the Building Official.

- A. Duties of the Building Official shall include, but not be limited to :
 - 1. Permit review, which shall involve the review of all applications for building permits to determine:
 - a. That the permit requirements of this chapter have been satisfied;
 - b. That all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;
 - c. That the proposed development is not located in the floodway. If the proposed development is located in the floodway, to assure that the provisions of RMC [15.04.160](#) are met;
 - d. That the site is reasonably safe from flooding; and
 - e. Notify FEMA when annexations occur in the ~~S~~pecial ~~F~~flood ~~H~~azard ~~a~~Area.
 - 2. *Information to Be Obtained and Maintained.*
 - a. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required in this chapter, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. Documentation of the actual elevation will be documented in the form of a FEMA Elevation Certificate.
 - b. For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in this chapter:
 - i. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed; and
 - ii. Maintain the floodproofing certifications required in RMC [15.04.080](#) through [15.04.160](#).
 - c. Certification required by RMC [15.04.160A](#).
 - d. Records of all variance actions, including justification for their issuance.
 - e. Improvement and damage calculations.
 - f. Maintain for public inspection all records pertaining to the provisions of this chapter forever.
 - 3. Notification of the alteration of watercourses and maintenance of flood-carrying capacity, consisting of the following:
 - a. Notify adjacent communities and the State Department of Ecology, prior to any alteration or relocation of the Sammamish River, Bear Creek, Evans Creek and Lake Sammamish, and submit evidence of such notification to the Federal Insurance Administration; and

- b. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

4. *Interpretation of FIRM Boundaries.* Together with the technical committee, make interpretation where needed as to exact location of the boundaries of the areas of ~~S~~pecial ~~F~~flood ~~H~~azard ~~A~~reas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The technical committee shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source in making such interpretations in order to administer RMC [15.04.130](#) through [15.04.170](#). Any person contesting the location of the boundary shall be given thirty days to appeal the interpretation in writing to the board of adjustment or its successor.

5. *Review of Building Permits.* Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (see RMC [15.04.075](#)), applications for floodplain development shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)

6. *Changes to ~~the~~ Special Flood Hazard Area.*

- a. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.
- b. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989: Ord. 863 § 7, 1979).

15.04.075 Use of other base flood data (in A zones).

When base flood elevation data has not been provided (in A zones) in accordance with RMC [15.04.040](#), the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source in order to administer RMC [15.04.090](#) through [15.04.170](#). (Ord. 3006 § 2 (part), 2020).

15.04.080 General standards.

A. In all areas of ~~S~~pecial ~~F~~flood ~~H~~azard ~~A~~reas, the standards set forth in RMC [15.04.090](#) through [15.04.170](#) are required. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8 (part), 1979).

15.04.090 Anchoring.

A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Small structures not triggering a building permit also require anchoring.

B. All manufactured and mobile homes shall be anchored to prevent flotation, collapse or lateral movement of the structure by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:

- 1. Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than fifty feet long requiring one additional tie per side;
- 2. Frame ties be provided at each corner of the home with five additional ties per side; at intermediate points, with mobile homes less than fifty feet long requiring four additional ties per side;
- 3. All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and
- 4. Any additions to the mobile home be similarly anchored.

C. An alternative method of anchoring involving a system designed to withstand a wind force of ninety miles per hour or greater may be permitted. Certification must be provided to the Building Official that this standard has been met. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(1), 1979).

15.04.100 Construction materials and methods.

- A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- B. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- C. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989; Ord. 863 § 8(2), 1979).

15.04.105 Storage of materials.

- A. The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in ~~S~~special ~~F~~flood ~~H~~hazard ~~A~~areas.
- B. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning. (Ord. 3006 § 2 (part), 2020).

15.04.110 Utilities.

- A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- B. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
- C. On-site waste disposal systems are prohibited.
- D. Water wells shall be located on high ground that is not in the floodway. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(3), 1979).

15.04.120 Subdivision proposals and development.

- A. All subdivision, as well as new development, proposals shall be consistent with the need to minimize flood damage;
- B. All subdivision, as well as new development, proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- C. All subdivision, as well as new development, proposals shall have adequate drainage provided to reduce exposure to flood damage; and
- D. Base flood elevation data shall be provided by the applicant for subdivision and short subdivision proposals and other proposed development which contain at least fifty lots or five acres (whichever is less). (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(4), 1979).

15.04.125 Specific standards.

In all areas of ~~S~~special ~~F~~flood ~~H~~hazard ~~A~~Areas where base flood elevation data has been provided as set forth in RMC [15.04.040](#) or [15.04.075](#) the following provisions are required. (Ord. 3006 § 2 (part), 2020).

15.04.130 Residential construction.

- A. In AE or other A zones areas where the BFE has been determined or can be reasonably obtained, new construction, substantial improvement and/or reconstruction due to substantial damage of any residential structure shall have the lowest floor, including basement, elevated one (1) foot or more above the BFE. All machinery and equipment servicing these structures shall also be elevated one (1) foot or more above BFE.
- B. New construction, substantial improvement and/or reconstruction due to substantial damage of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor and machinery and equipment servicing these structures shall be elevated at least two (2) feet above the Highest Adjacent Grade.
- C. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited or shall be designed to automatically equalize hydrostatic flood forces on all walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be installed in exterior and interior walls.
 2. The bottom of all openings shall be no higher than one (1) foot above grade.
 3. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.
 4. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

- D. Projects developing in the Critical Aquifer Recharge Area are subject to additional requirements under RMC [13.07](#), Wellhead Protection. (Ord. 3089 § 2 (part), 2022; Ord. 3006 § 2 (part), 2020; Ord. 2737 § 2 (part), 2014; Ord. 2202 § 1 (part), 2004; Ord. 1519 § 1 (part), 1989; Ord. 863 § 8(5), 1979).

15.04.140 Nonresidential construction.

- A. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection [1](#) or [2](#), below.
1. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:
 - a. In AE zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE, or as required by ASCE 24, whichever is greater.
 - b. If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
 - c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - i. Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - ii. The bottom of all openings shall be no higher than one foot above grade.
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwater.

- iv. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

2. If the requirements of subsection [1](#) are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

- a. Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;
- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in RMC [15.04.075](#).
- d. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in RMC [15.04.130.C](#).

B. Projects developing in the Critical Aquifer Recharge Area are subject to additional requirements under RMC [13.07](#), Wellhead Protection. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989; Ord. 863 § 8(6), 1979).

15.04.150 Manufactured homes.

A. All manufactured homes that are newly constructed, substantially improved and/or reconstructed due to substantial damage:

- 1. Outside of a manufactured home park or subdivision;
- 2. In a new manufactured home park or subdivision; or
- 3. In an expansion to an existing manufactured home park or subdivision;

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home and machinery and equipment servicing the home are elevated one (1) foot or more above the base flood elevation. The manufactured home shall be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.

B. All manufactured homes that are newly constructed, substantially improved and/or reconstructed due to substantial damage, on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions shall be elevated so that the lowest floor of the manufactured home, and machinery and equipment servicing the home, are one (1) foot or more above the base flood elevation. (Ord. 3089 § 2 (part), 2022: Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(7), 1979).

15.04.155 Recreational vehicles.

Recreational vehicles placed on sites are required to either:

- A. Be on the site for fewer than 180 consecutive days;
- B. Be fully licensed and ready for highway use, on their wheels or jacking system, attached to the site only by quick-disconnect-type utilities and security devices, and have no permanently attached additions; or
- C. Meet the requirements of RMC [15.04.150](#) and the elevation and anchoring requirements for manufactured homes. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004).

15.04.156 Enclosed area below the lowest floor.

If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage. (Ord. 3006 § 2 (part), 2020).

15.04.157 Appurtenant structures (detached garages and small storage structures).

For A Zones:

A. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

1. Use of the appurtenant structure must be limited to parking of vehicles or limited storage;
2. The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;
3. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;
4. Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;
5. The appurtenant structure must comply with floodway encroachment provisions in RMC [15.04.160.A](#);
6. The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with RMC [15.04.130](#);
7. The structure shall have low damage potential;
8. If the structure is converted to another use, it must be brought into full compliance with the standards governing such use; and
9. The structure shall not be used for human habitation.

B. Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in RMC [15.04.130](#).

C. Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification. (Ord. 3006 § 2 (part), 2020).

15.04.158 AE zones with base flood elevations but no floodways.

In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones AE on the community’s FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. (Ord. 3006 § 2 (part), 2020).

15.04.160 Floodway/floodway fringe.

Special restrictions with respect to floodways and floodway fringe areas shall be as follows:

A. *Floodway*. Located within ~~areas of Special Flood Hazard Areas~~ established in RMC [15.04.040](#) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following are not permitted in the floodway: structures, developments, or landfills, other than for shoreline protective structures, bridges, roads, trails, and railroads.

1. *No Rise Standard*. Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.
2. *All Other Building Standards Apply in the Floodway*. If subsection [A](#) of RMC [15.04.160](#) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of RMC [15.04](#).

B. *Floodway Fringe Restrictions*. The following are not permitted in a floodway fringe:

1. Except in areas designated “urban environment” in the Redmond shoreline master program, any structure, development or landfill which would: reduce the natural floodwater storage capacity of the ~~area of Special Flood Hazard Area~~; pollute or

- contribute materially to the turbidity of floodwater at the base flood stage; significantly change the existing base flood hydraulic characteristics; or alter the temperature characteristics of the water body unless an improvement in fish habitats would result.
2. Any residential structure which is not fully protected from water damage at the base flood elevation by having the lowest floor raised at least one foot above the base flood elevation.
3. Any nonresidential structure which does not meet the elevation or floodproofing requirements for nonresidential or critical facilities standards of this chapter. (Ord. 3006 § 2 (part), 2020: Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 9, 1979).

15.04.170 Critical facilities.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible. (Ord. 3006 § 2 (part), 2020).

**Chapter 15.06
FIRE CODE***

Sections:

- 15.06.010 Short title.**
- 15.06.011 Adoption.**
- 15.06.012 Restrictions.**
- 15.06.013 Amendments.**
- 15.06.014 Reserved.**
- 15.06.015 Fire detection systems.**
- 15.06.016 Fire sprinkler systems.**
- 15.06.017 Restricted access buildings.**
- 15.06.018 Reserved.**
- 15.06.019 New materials, processes or occupancies which may require permits.**
- 15.06.020 Wellhead protection ordinance coordination.**
- 15.06.021 Repealed.**
- 15.06.022 Penalties and enforcement.**
- 15.06.023 Building permit issuance and occupancy.**
- 15.06.024 Nonconforming structures.**

Prior legislation: Ords. 2215, 2014, 1926, 1537.

Code reviser’s note: This chapter was previously codified as Chapter 15.28 RMC.

* Formerly Chapter 20E.100 RCDG.

15.06.010 Short title.

This chapter and amendments hereto shall constitute the Redmond Fire Code and may be cited as such. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019: Ord. 2834 § 2 (part), 2016: Ord. 2693 § 2 (part), 2013: Ord. 2530 § 2 (part), 2010: Ord. 2357 § 1 (part), 2007: Ord. 2220 § 1, 2004).

15.06.011 Adoption.

A. The International Fire Code, 2021 Edition, published by the International Code Council including Appendices B, F and I, together with the amendments, modifications, and exceptions in WAC Chapter [51-54A](#), excluding the changes to IFC Section 503, in their entirety as the same now exist or as they may be hereafter amended, except such portions as are hereinafter by this chapter

deleted; modified; amended; or added to, are hereby adopted and incorporated as fully as if set out at length herein. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2834 § 2 (part), 2016; Ord. 2693 § 2 (part), 2013; Ord. 2530 § 2 (part), 2010; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.012 Restrictions.

- A. *Occupancies Prohibited.* No Group H, Division 1 occupancy as defined in Section 307, International Building Code, 2021 Edition, shall be permitted.
- Exception: A Group H, Division 1 occupancy may be allowed when approved by the Chief and the Building Official and authorized by a valid fire code permit.
- B. *Bulk Plants.* Bulk plants referred to in Section 5702, and defined in Section 202, of the International Fire Code, 2021 Edition, shall be prohibited throughout the City except in areas zoned Manufacturing Park (MP) or Industry (I) pursuant to the Redmond Zoning Code and shall be limited to underground storage only.
- Exception: Unless prohibited by the City of Redmond wellhead protection ordinance or critical aquifer recharge area regulations.
- C. *Liquefied Petroleum Gas Storage.* The limits referred to in Section 6104.2 of the International Fire Code, 2021 Edition, in which bulk storage of liquefied petroleum gas is restricted, are established throughout the City limits except areas zoned Manufacturing Park (MP) or Industry (I) pursuant to the Redmond Zoning Code.
- D. *Flammable Cryogenic Fluids.* Flammable cryogenic fluids referred to in Section 5806 of the International Fire Code, 2021 Edition, shall be prohibited throughout the City except in areas zoned Manufacturing Park (MP) or Industry (I), or when approved by the Fire Code Official and the Building Official and authorized by a valid fire code permit.
- E. On demand mobile fueling operations defined in section 202 and referred to in section 5707 of the International Fire Code, 2021 Edition, shall be prohibited throughout the City. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2834 § 2 (part), 2016; Ord. 2693 § 2 (part), 2013; Ord. 2596 § 2 (part), 2011; Ord. 2530 § 2 (part), 2010; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.013 Amendments.

- A. The following are modifications or amendments to the International Fire Code, 2021 Edition, as adopted in RMC [15.06.011](#), and shall correspond to the context of said International Fire Code as if set out at length in their respective sections in lieu of or in addition to published sections or subsections. Where an amendment or modification replaces a published section or subsection, the published section or subsection shall be deemed void and deleted.
1. Amend 102.5 to read as follows:
- 102.5 Application of residential code.
- Where structures are designed and constructed in accordance with the International Residential Code, including, without exception, all new licensed adult family homes in existing structures, the provisions of this code shall apply as follows:
1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 apply.
2. Administrative, operational and maintenance provisions of this code and requirements of R.M.C. [15.06.016](#) shall apply.
2. Amend Section 102.7 to read as follows:
- 102.7 Referenced codes and standards.
- The codes and standards referenced in this code shall be the Redmond Fire Department Standards and those that are listed in Chapter 80. Such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1; 102.7.2, and 102.7.3. Redmond Fire Department Standards shall constitute the primary reference document and guideline. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.
3. Add Section 102.7.3 as follows:

102.7.3 Supplemental rules and regulations.

The fire code official is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations in order to carry out the application and intent of its provisions. Such interpretations, rules, and regulations shall be known as the Redmond Fire Department Standards and shall be in conformance with the intent and purpose of this code and shall be available to the public during normal business hours.

4. Add Section 104.6.5 as follows:

104.6.5 Documentation of required maintenance

When required by the *fire code official* documentation of maintenance to fire safety features or systems required by this code shall be submitted to the fire code official in an approved method, manner, and form. Fees associated with such documentation shall be in accordance with the adopted fee schedule.

5. Amend Section 104.12.2 to read as follows:

104.12.2 Obstructing operations.

Persons shall not obstruct the operations of the fire department in connection with extinguishment, control, or investigation of any fire or actions relative to other emergencies or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department.

6. Add Section 104.13 as follows:

104.13 Assistance from other agencies.

Police and other enforcement agencies shall have authority to render necessary assistance in the enforcement of this code as requested by the fire code official.

7. Amend Section 105.2.3 to read as follows:

105.2.3 Time limitation of application.

An application for a permit for any proposed work or operation shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that the fire code official is authorized to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

8. Amend Section 105.3.1 to read as follows:

105.3.1 Expiration.

An operational permit shall remain in effect until reissued, renewed or revoked, or for such a period of time as specified in the permit. Construction permits shall automatically become invalid unless the work authorized by such permit is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days after the time the work is commenced. Before such work recommences, a permit shall be first obtained and the fee to recommence work, if any, shall be one-half the amount required for a new permit for such work; provided, that changes have not been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. Permits are not transferable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.

9. Amend Section 105.3.2 to read as follows:

105.3.2 Extensions.

A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit where work is unable to be commenced within the time required by this section for good and satisfactory reasons. The *fire code official* is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than 365 days each. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.

10. Amend Section 105.5.25 to read as follows:

105.5.25 Hot-work operations.

An operational permit is required for hot-work including, but not limited to:

- 1. Public exhibitions and demonstrations where hot-work is conducted.
- 2. Use of portable hot-work equipment inside a structure.

Exception 1: Work that is conducted under a construction permit.

Exception 2: Less than 16 ounces in self-contained, handheld devices that do not allow gas flow or flame when the trigger is released.

- 3. Fixed-site hot-work equipment such as welding booths.
- 4. Hot-work conducted within a wildfire risk area.
- 5. Application of roof coverings with the use of an open-flame device.
- 6. When approved, the fire code official shall issue a permit to carry out a hot work program. This program allows approved personnel to regulate their facility's hot work operations. The approved personnel shall be trained in the fire safety aspects denoted in this chapter and shall be responsible for issuing permits requiring compliance with the requirements found in Chapter 35. These permits shall be issued only to their employees or hot-work operations under their supervision.

11. Amend Section 105.5.29 to read as follows:

105.5.29 LP-gas.

An operational permit is required for:

- 1. Storage and use of LP-gas.

Exception 1: A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons (1893 L) serving occupancies in Group R-3.

Exception 2: In other than R-3 occupancies, a permit is not required in noncommercial outdoor use of propane barbecue grills.

- 2. Operation of cargo tankers that transport LP-gas.

12. Amend Section 105.5.32 to read as follows:

105.5.32 Mobile food preparation vehicles.

A permit is required for food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors or utilize LP-gas or CNG systems. A permit issued from a public fire agency approved by the fire code official may be accepted in lieu of a Redmond Fire Department operational permit.

13. Amend Section 105.5.45 to read as follows:

105.5.45 Repair garages.

An operational permit is required for the operation of repair garages.

14. Add Section 105.5.53 to read as follows:

105.5.53 Fire alarm systems.

A fire alarm operational permit is required to operate all fire alarm systems required by Chapter 9 or RMC [15.06.015](#).

Point of Information: This requirement will apply to all systems effective January 1, 2021.

15. Amend Section 105.6.3 to read as follows:

105.6.3 Cryogenic fluids.

A construction permit is required for installation of or alteration to stationary cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.5.11. Maintenance performed in accordance with this code is not considered an alteration and does not require a construction permit.

16. Amend Section 105.6.19 as follows:

105.6.19 Smoke control or smoke exhaust systems.

Construction permits are required for installation of or alteration to smoke control or smoke exhaust systems regulated by Chapter 9. Maintenance performed in accordance with this code is not considered to be an alteration and does not require a permit.

17. Add Section 105.6.26 as follows:

105.6.26 HPM facilities.

A construction permit is required to install equipment or facilities that store, handle, or use hazardous production materials.

18. Add Section 105.6.27 as follows:

105.6.27 Refrigeration equipment.

A construction permit is required to install a mechanical refrigeration unit or system regulated by Chapter 6 of the IFC.

19. Add Section 105.6.28 as follows:

105.6.28 Places of assembly.

A construction permit is required for all new place of assembly uses.

20. Amend section 111 as follows:

111.1 Appeals

Whenever the fire code official or designee disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code has been misconstrued or wrongly interpreted, the applicant may appeal to the Chief of the Fire Department in accordance with the procedures for Type 1 Review, RZC 21.76.060(d). Appeals from the decisions of the Chief to the Hearing Examiner shall be made as prescribed in RZC 21.76.060(d)(4).

111.2 Limitations on authority: Section not adopted.

111.3 Qualifications: Section not adopted.

111.4 Administration: Section not adopted.

21. Add Section 114.8 as follows:

114.8 Fire- or explosion-damaged buildings.

The owner, occupant, or other person having under ~~his~~their control any property or materials on a property damaged by fire or explosion shall, when ordered by the fire chief, immediately secure the property against entry or unauthorized access by the public, by boarding up all openings, fencing, barricading or utilizing other appropriate measures. Within 30 days after written notice to do so has been served, all debris and/or damaged materials shall be removed from the property and proof furnished that contractual arrangements have been made for prompt demolition, replacement, or repair of all fire- or explosion-damaged structures remaining on the property involved in the fire or explosion.

22. Add/amend Section 202 as follows:

1. Amend the definition(s) of “Facility” and “High-Rise Buildings” to read as follows:

FACILITY.

A building or use in a fixed location including exterior storage areas for flammable and combustible substances and hazardous materials, piers, wharves, tank farms, parks, plazas, sport fields, or other public assembly areas and similar uses. This term includes recreational vehicles, mobile home and manufactured housing parks, sales, and storage lots.

HIGH-RISE BUILDINGS:

A building with an occupied floor or occupied roof located more than 75 feet (22,860 mm) above the lowest level of fire department vehicle access.

23. Amend Section 307.1 to read as follows:

307.1 General.

A person shall not kindle or maintain, or authorize to be kindled or maintained, any open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.5, see also Chapter [173-425 WAC](#).

24. Amend Section 307.4.2 to read as follows:

307.4.2 Recreational fires.

Recreational fires shall not be conducted within 50 feet (15,240 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

25. Amend Section 307.4.3 to read as follows:

307.4.3 Portable outdoor fireplaces.

Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

26. Add Section 503.1.1.1 to read as follows:

503.1.1.1 Extent of access.

The fire apparatus access roadway shall extend to within 50 feet of at least 25 percent of the perimeter of the building. Where access roadway cannot be provided, the fire code official is authorized to require an approved fire protection system or systems as provided in RMC [15.06.017](#).

Exception: Detached one- and two-family dwelling units.

27. Add Section 503.1.1.2 to read as follows:

503.1.1.2 Easements.

When directed by the fire code official, emergency vehicle access routes or areas, including emergency vehicle operations areas, turnarounds, overhang areas, firefighter access, emergency egress, or similar, that are not within a public right-of-way shall be maintained in an approved and recorded emergency vehicle access and/or firefighter access easement.

28. Add section 503.1.4 to read as follows:

503.1.4 Emergency Medical Access.

When an elevator is required in a building, access for aid or medic vehicles shall be provided as follows or as approved by the fire code official:

1. Vehicular access shall be provided to a dedicated parking space that is located within 75 feet (22,860 mm) of travel distance to a 4 foot by 7-foot elevator that serves each floor or area of a structure.
2. The path from the parking space to the elevator shall not contain stairs, obstructions, or grade changes that prevent the safe use of a stretcher.
3. When the parking space is provided within a structure or parking garage, the minimum clear height shall be as specified by the fire code official but not less than 10 feet. If this space is provided along a street the minimum length of the parking space shall be not less than 30 feet (9,140 mm).
4. The minimum width and turning radii shall be the same as other required fire access unless approved by the fire code official.

29. Add Section 503.2.7.1 as follows:

503.2.7.1 Maximum grade.

All required access roadways shall be constructed so that the maximum gradient is 10 percent. Where this requirement cannot be met, the fire code official is authorized to require approved safeguards as identified in RMC [15.06.017](#).

30. Amend Section 503.2.8 to read as follows:

503.2.8 Angles of approach and departure.

The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department’s apparatus. No access roadway or access road approach to a public way shall have an arc higher than 12 inches in less than 20 feet. Where these requirements cannot be provided, the fire code official is authorized to require approved safeguards as identified in RMC [15.06.017](#).

31. Amend Section 503.4 as follows:

503.4 Obstructions of fire lanes and fire apparatus access roads.

Fire lanes and fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. The fire chief shall have the power and authority to remove or cause to be removed without notice, any vehicle, vessel, or thing parked or placed in violation of Section 503.4 of the International Fire Code. The fire chief may direct a property owner or property manager of a commercial or multifamily development to have such vehicles towed and/or contract with a towing company to have such vehicles towed when necessary to maintain fire access unobstructed. The owner of any item so removed shall be responsible for all towing, storage, and other charges connected therewith.

32. Add Section 505.3 to read as follows:

505.3 Street and road designations.

Street and road designations shall be as determined and assigned by the fire chief.

33. Amend Section 507.5 to read as follows:

507.5 Fire hydrant systems.

Fire hydrant systems along public or private roads shall comply with Sections 507.5.1 through 507.5.6. Hydrant spacing in commercial and multifamily shall be 300 feet (91,440 mm) on-center; hydrant spacing for single-family residences shall be 600 feet (182,880 mm) on center.

34. Amend Section 507.5.1 to read as follows:

507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For group R-3, Group U and one- and two-family dwellings, the distance requirement shall be 450 feet (137,160 mm).
2. For Group R-3, Group U, and one- and two-family dwellings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3, the distance requirement shall be 600 feet (182,880 mm).

35. Amend Section 507.5.1.1 to read as follows:

507.5.1.1 Hydrant for sprinkler and standpipe systems.

Buildings equipped with a sprinkler or standpipe system installed in accordance with Section 903 or 905 shall have a fire hydrant within 40 feet of the fire department connections.

Exception: The distance shall be permitted to exceed 40 feet where approved by the fire code official.

36. Replace the existing language in Section 510 with the following:

510.1 Emergency responder radio coverage in new buildings.

Approved radio coverage for emergency responders shall be provided within buildings meeting any of the following conditions:

1. High rise buildings.
2. The total building area is 50,000 square feet or more.
3. The total basement area is 10,000 square feet or more; or
4. There are floors used for human occupancy more than 30 feet below the finished floor of the lowest level of exit discharge.

5. Buildings or structures where the fire or police chief determines that in- building radio coverage is critical because of its unique design, location, use or occupancy.

The radio coverage system shall be installed in accordance with Sections 510.4 through 510.5.5 of this code and with the provisions of NFPA 1221 (2019). This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Buildings and areas of buildings that have minimum radio coverage signal strength levels of the King County regional 800 MHz radio system within the building in accordance with Section 510.4.1 without the use of a radio coverage system.
2. In facilities where emergency responder radio coverage is required and such systems, components, or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.
3. One- and two-family dwellings and townhouses.
4. Subject to the approval of the fire code official, buildings other than high- rise buildings, colleges, universities, and buildings primarily occupied by Group E or I occupancies that have completed a mobile emergency responder radio coverage application and submitted payment as outlined in the application.

510.2 Emergency responder radio coverage in existing buildings.

Existing buildings shall be provided with approved radio coverage for emergency responders as required in Chapter 11.

510.3 Permit required.

A construction permit for the installation of or modification to emergency responder radio coverage systems and related equipment is required as specified in Section 105.7.6. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

510.4 Technical requirements.

Systems, components, and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

510.4.1 Emergency responder communication enhancement system signal strength.

The building shall be considered to have acceptable emergency responder communications enhancement system coverage when signal strength measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements in Sections 510.4.1.1 through 510.4.1.3.

Exception: Critical areas, such as the fire command center(s), the fire pump room(s), interior exit stairways, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas required by the fire code official, shall be provided with 99 percent floor area radio coverage.

510.4.1.1 Minimum signal strength into the building.

The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be a minimum of -95 dBm in 95% of the coverage area and 99% in critical areas and sufficient to provide not less than a delivered audio quality (DAQ) of 3.0 or an equivalent signal-to-interference-plus-noise ratio (SINR) applicable to the technology for either analog or digital signals.

510.4.1.2 Minimum signal strength out of the building.

The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.0 or an equivalent SINR applicable to the technology for either analog or digital signals. A minimum signal strength of -95 dBm shall be received by the King County regional 800 MHz radio system when transmitted from within the building.

510.4.1.3 System performance. Signal strength shall be sufficient to meet the requirements of the applications being utilized by public safety for emergency operations through the coverage area as specified by the radio system manager in Section 510.4.2.2.

510.4.2 System design.

The emergency responder radio coverage system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1221 (2019).

510.4.2.1 Amplification systems and components.

Buildings and structures that cannot support the required level of radio coverage shall be equipped with systems and components to enhance the public safety radio signals and achieve the required level of radio coverage specified in Sections 510.4.1 through 510.4.1.3. Public safety communications enhancement systems utilizing radio-frequency-emitting devices and cabling shall be allowed by the public safety radio system operator. Prior to installation, all radio frequency (RF)-emitting devices shall have the certification of the radio licensing authority and be suitable for public safety use.

510.4.2.2 Technical criteria.

The public safety radio system operator shall provide the various frequencies required, the location of radio sites, the effective radiated power of radio sites, the maximum propagation delay in microseconds, the applications being used and other supporting technical information necessary for system design upon request by the building owner or owner’s representative.

510.4.2.3 Power supply sources.

Emergency responder radio coverage systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the emergency responder radio coverage system at 100-percent system capacity for a duration of not less than 12 hours.

510.4.2.4 Signal booster requirements.

If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a National Electrical Manufacturer’s Association (NEMA) 4 IP66-type waterproof cabinet or equivalent.

Exception: Listed battery systems that are contained in integrated battery cabinets.

2. Battery systems used for the emergency power source shall be contained in a NEMA 3R or higher-rated cabinet, IP65-type waterproof cabinet or equivalent.

3. Equipment shall have FCC or other radio licensing authority certification and be suitable for public safety use prior to installation.

4. Where a donor antenna exists, isolation shall be maintained between the donor antenna and all inside antennas to not less than 20 dB greater than the system gain under all operating conditions.

5. Bidirectional amplifiers (BDAs) used in emergency responder radio coverage systems shall be fitted with anti-oscillation circuitry and per-channel AGC.

6. The installation of amplification systems or systems that operate on or provide the means to cause interference on any emergency responder radio coverage networks shall be coordinated and approved by the public safety radio system operator.

7. Unless otherwise approved by the public safety radio system operator, only channelized signal boosters shall be permitted.

Exception: Broadband BDAs may be utilized when specifically authorized in writing by the public safety radio system operator.

510.4.2.5 System monitoring.

The emergency responder radio enhancement system shall include automatic supervisory and trouble signals that are monitored by a supervisory service and are annunciated by the fire alarm system in accordance with NFPA 72. The following conditions shall be separately annunciated by the fire alarm system, or, if the status of each of the following conditions is individually displayed on a dedicated panel on the radio enhancement system, a single automatic supervisory signal may be annunciated on the fire alarm system indicating deficiencies of the radio enhancement system:

1. Loss of normal AC power supply.
2. System battery charger(s) failure.
3. Malfunction of the donor antenna(s).
4. Failure of active RF-emitting device(s).
5. Low-battery capacity at 70-percent reduction of operating capacity.
6. Active system component malfunction.
7. Malfunction of the communications link between the fire alarm system and the emergency responder radio enhancement system.

510.4.2.6 Additional frequencies and change of frequencies.

The emergency responder radio coverage system shall be capable of modification or expansion in the event frequency changes are required by the Federal Communications Commission (FCC) or other radio licensing authority or additional frequencies are made available by the FCC or other radio licensing authority.

510.4.2.7 Design documents.

The fire code official shall have the authority to require as-built design documents and specifications for emergency responder communications coverage systems. The documents shall be in a format acceptable to the fire code official.

510.4.2.8 Radio communication antenna density.

Systems shall be engineered to minimize the near-far effect. Radio enhancement system designs shall include sufficient antenna density to address reduced gain conditions.

Exceptions:

1. Class A narrow band signal booster devices with independent AGC/ALC circuits per channel.
2. Systems where all portable devices within the same band use active power control.

510.5 Installation requirements.

The installation of the public safety radio coverage system shall be in accordance with NFPA 1221 and Sections 510.5.1 through 510.5.7.

510.5.1 Approval prior to installation.

Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the public safety radio system operator.

510.5.2 Minimum qualifications of personnel.

The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio telephone operators license.
2. Certification of in-building system training issued by an approved organization or approved school, or a certificate issued by the manufacturer of the equipment being installed.

510.5.3 Acceptance test procedure.

Where an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is in accordance with Section 510.4.1. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas with a maximum test area size of 6,400 square feet. Where the floor area exceeds 128,000 square feet, the floor shall be divided into as many approximately equal test areas as needed such that no test area exceeds the maximum square footage allowed for a test area.
2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for each of the test grids. A diagram of this testing shall be created for each floor where coverage is provided, indicating the testing grid used for the test in Section 510.5.3(1) and including signal strengths and frequencies for each test area. Indicate all critical areas.
3. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire code official. Testing shall use digital audible quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets shall be tested and recorded in the grid square diagram required by section 510.5.3(2): each grid square on each floor; between each critical area and a radio outside the building; between each critical area and the fire command center or fire alarm control panel; between each landing in each stairwell and the fire command center or fire alarm control panel.
4. Failure of more than 5% of the test areas on any floor shall result in failure of the test.

Exception: Critical areas shall be provided with 99 percent floor area coverage.

5. In the event that two of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of not more than two nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 95-percent coverage requirement.

6. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.

7. The gain values of all amplifiers shall be measured, and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.

8. As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and at subsequent annual inspections.

9. Systems incorporating Class B signal booster devices or Class B broadband fiber remote devices shall be tested using two portable radios simultaneously conducting subjective voice quality checks. One portable radio shall be positioned not greater than 10 feet (3048 mm) from the indoor antenna. The second portable radio shall be positioned at a distance that represents the farthest distance from any indoor antenna. With both portable radios simultaneously keyed up on different frequencies within the same band, subjective audio testing shall be conducted and comply with DAQ levels as specified in Sections 510.4.1.1 and 510.4.1.2.

10. Documentation maintained on premises.

At the conclusion of the testing and prior to issuance of the building certificate of occupancy, the building owner or owner's representative shall place a copy of the following records in the DAS enclosure or the building engineer's office. The records shall be available to the fire code official and maintained by the building owner for the life of the system:

- a. A certification letter stating that the emergency responder radio coverage system has been installed and tested in accordance with this code and that the system is complete and fully functional.
- b. The grid square diagram created as part of testing in Sections 510.5.3(2) and 510.5.3(3).
- c. Data sheets and/or manufacturer specifications for the emergency responder radio coverage system equipment, backup battery, and charging system (if utilized).
- d. A diagram showing device locations and wiring schematic.
- e. A copy of the electrical permit.

11. Acceptance test reporting to fire code official.

At the conclusion of the testing, and prior to issuance of the building certificate of occupancy, the building owner or owner's representative shall submit to the fire code official a report of the acceptance test in an approved manner.

510.5.4 FCC compliance.

The emergency responder radio coverage system installation and components shall comply with all applicable federal regulations including, but not limited to, FCC [47](#) CFR Part [90.219](#).

510.5.5 Mounting of the donor antenna(s).

To maintain proper alignment with the system designed donor site, donor antennas shall be permanently affixed on the highest possible position on the building or where approved by the fire code official. A clearly visible sign shall be placed near the antenna stating, "movement or repositioning of this antenna is prohibited without approval from the fire code official." The antenna installation shall be in accordance with the applicable requirements in the International Building Code for weather protection of the building envelope.

510.5.6 Wiring.

The backbone, antenna distribution, radiating, or any fiber-optic cables shall be rated as plenum cables. The backbone cables shall be connected to the antenna distribution, radiating, or copper cables using hybrid coupler devices of a value determined by the overall design. Backbone cables shall be routed through an enclosure that matches the building's required fire-resistance rating for shafts or interior exit stairways. The connection between the backbone cable and the antenna cables shall be made within an enclosure that matches the building's fire- resistance rating for shafts or interior exit stairways, and passage of the antenna distribution cable in and out of the enclosure shall be protected as a penetration per the International Building Code.

510.5.7 Identification signs.

Emergency responder radio coverage systems shall be identified by an approved sign located on or near the fire alarm control panel or other approved location stating "This building is equipped with an emergency responder radio coverage system. Control equipment located in room". A sign stating "Emergency Responder Radio Coverage System Equipment" shall be placed on or adjacent to the door of the room containing the main system components.

510.6 Maintenance.

The emergency responder radio coverage system shall be maintained operational at all times in accordance with Sections 510.6.1 through 510.6.7.

510.6.1 Testing and proof of compliance.

The owner of the building or owner's authorized agent shall have the emergency responder radio coverage system inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following items:

1. In-building coverage test as required by the fire code official as described in Section 510.5.3 "Acceptance test procedure" or 510.6.1.1 "Alternative in- building coverage test".

Exception: Group R Occupancy annual testing is not required within dwelling units.

2. Signal boosters shall be tested to verify that the gain/output level is the same as it was upon initial installation and acceptance or set to optimize the performance of the system.

3. Backup batteries and power supplies shall be tested under load of a period of 1 hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.

4. If a fire alarm system is present in the building, a test shall be conducted to verify that the fire alarm system is properly supervising the emergency responder communication system as required in Section 510.4.2.5. The test is performed by simulating alarms to the fire alarm control panel. The certifications in Section 510.5.2 are sufficient for the personnel performing this testing.

- 5. Other active components shall be checked to verify operation within the manufacturer’s specifications.
- 6. At the conclusion of the testing, a report, which shall verify compliance with Section 510.6.1, shall be submitted to the fire code official in an approved manner.
- 7. At the conclusion of testing, a record of the inspection and maintenance along with an updated grid diagram of each floor showing tested strengths in each grid square and each critical area shall be added to the documentation maintained on the premises in accordance with Section 510.5.3.

510.6.1.1 Alternative in-building coverage test.

When the comprehensive test documentation required by Section 510.5.3 is available or the most recent full five-year test results are available if the system is older than six years, the in-building coverage test required by the fire code official in Section 510.6.1(1), may be conducted as follows:

- 1. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire code official. Testing shall use digital audible quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets in the following locations shall be tested: between the fire command center or fire alarm control panel and a location outside the building; between the fire alarm control panel and each landing in each stairwell.
- 2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for:
 - a. Three grid areas per floor. The three grid areas to be tested on each floor are the three grid areas with poorest performance in the acceptance test or the most recent annual test, whichever is more recent; and
 - b. Each of the critical areas identified in acceptance test documentation required by Section 510.5.3 or as modified by the fire code official, and
 - c. One grid square per serving antenna.
- 3. The test area boundaries shall not deviate from the areas established at the time of the acceptance test or as modified by the fire code official. The building shall be considered to have acceptable emergency responder radio coverage when the required signal strength requirements in 510.4.1.1 and 510.4.1.2 are located in 95 percent of all areas on each floor of the building and 99 percent in critical areas, and any nonfunctional serving antenna are repaired to function within normal ranges. If the documentation of the acceptance test or most recent previous annual test results are not available or acceptable to the fire code official, the radio coverage verification testing described in 510.5.3 shall be conducted.

510.6.2 Additional frequencies.

The building owner shall modify or expand the emergency responder radio coverage system at ~~his or her~~their expense in the event frequency changes are required by the FCC or other radio licensing authority or additional frequencies are made available by the FCC public safety radio system operator or FCC license holder. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

510.6.3 Nonpublic safety system.

Where other nonpublic safety amplification systems installed in buildings reduce the performance or cause interference with the emergency responder communications coverage system, the nonpublic safety amplification system shall be corrected or removed.

510.6.4 Field testing.

Agency personnel shall have the right to enter onto the property at any reasonable time to conduct field testing to verify the required level of radio coverage or to disable a system that due to malfunction or poor maintenance has the potential to impact the emergency responder radio system in the region.

37. Amend Section 605.4 to read as follows:

605.4 Fuel oil storage systems.

Fuel oil storage systems for building heating systems shall be installed and maintained in accordance with this code. Tanks and fuel oil piping systems shall be installed in accordance with chapter 13 of the International Mechanical Code.

Secondary containment shall be provided for all new installations of storage tanks and associated piping.

Exception: Piping that is integral to the fuel-fired appliance.

38. Amend Section 901.4.1 to read as follows:

901.4.1 Required fire protection systems.

Fire protection and life safety systems required by this code or the International Building Code shall be installed, repaired, operated, tested, and maintained in accordance with this code. A fire protection or life safety system for which a design option, exception, or reduction to the provisions of this code or the International Building Code has been granted shall be considered a required system. The Redmond Fire Department Standards applicable to the particular system shall constitute the primary reference document.

39. Amend Section 901.7 to read as follows:

901.7 Systems out of service.

Where a fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Exception: Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with NFPA 25.

40. Add Section 901.11 to read as follows:

901.11 Problematic fire protection systems:

In the event of repeated system malfunctions or maintenance related activations, the fire code official may declare the system to be a problematic system and is authorized to direct corrective action to be taken. The fire code official is authorized to have the fire protection system taken out of service. The procedures found in Section 901.7 "Systems out of service" shall be followed.

41. Amend Section 903.2 to read as follows:

903.2 Where required.

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Redmond Municipal Code Section [15.06.016](#) and IFC Sections 903.2.1 through 903.2.12.

42. Add Section 903.3.9 as follows:

903.3.9 Fire sprinkler and standpipe main/express drains.

Fire sprinkler and standpipe main/express drains shall be positioned to drain to the sanitary sewer. Additionally, maintenance or testing discharges from fire pumps shall be treated in order to comply with the National Pollution Discharge Elimination System (NPDES) requirements.

Exception: This requirement does not apply to systems installed in one- and two-family dwellings and townhomes.

43. Amend Section 903.4.2 to read as follows:

903.4.2 Alarms.

Approved audible and visible alarm notification appliances shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the fire code official. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, activation of the automatic sprinkler system shall activate the building fire alarm system.

Exception: With approval of the fire code official, audible and visible alarm notification appliances may be omitted for approved residential sprinkler systems in 1- or 2-dwelling units if not otherwise specifically required.

44. Amend Section 903.4.3 to read as follows:

903.4.3 Floor control valves.

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor. The floor control valves shall be located within interior exit stairways and within 6 feet of floors or landings unless chains or other readily approved devices are readily available.

Exceptions:

1. In buildings without interior exit stairways, the location of the floor control valves shall be determined by the fire code official.
2. Approved domestically supplied local systems with 10 heads or less.
3. Approved residential sprinkler systems for 1 or 2 dwelling units if not otherwise specifically required.

45. Amend Section 905.3.1 as follows:

905.3.1 Height.

Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Three or more stories are above or below the lowest level of the fire department vehicle access.
2. Where the floor level of the highest story is located more than 30 feet (9,144 mm) above the lowest level of the fire department vehicle access.
3. Where the floor level of the lowest story is located more than 30 feet (9,144 mm) below the highest level of fire department vehicle access.
4. Basements greater than 20,000 square feet.
5. Multiple levels of below grade parking.

Exception: In determining the lowest level of fire department vehicle access, it shall not be required to consider:

1. Recessed loading docks for four vehicles or less, and
2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

46. Amend section 905.3.8 as follows:

905.3.8 Landscaped roofs and courtyards.

Buildings or structures that have landscaped roofs or courtyards and that are equipped with a standpipe system shall have the standpipe system extended so that all portions of the roof level or courtyard on which the landscaped roof or courtyard is located is reachable from a hose connection by a 30-foot hose stream from a nozzle attached to 150 feet of hose.

47. Add Section 905.3.9 to read as follows:

905.3.9 High-rise building standpipes.

High-rise standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 inches. One 2 1/2-inch hose connection shall be provided on every intermediate floor level landing in every required stairway and elsewhere as required by NFPA 14.

Where, and only where, static or residual water pressures at any hose outlet exceeds 175 psi (1207 kPa), approved pressure regulating devices (PRV) shall be installed to limit the pressure to a range between 125 and 175 psi at not less than 300 gpm.

The pressure on the inlet side of the pressure-regulating device shall not exceed the rated working pressure of the device. An additional nonregulated hose connection located directly below the PRV or an equally sized bypass around the PRV with a normally closed control valve shall be provided at each reduced pressure connection. Each nonregulated hose connection shall be labeled "High Pressure-No PRV". Each sign shall have 1/2-inch white letters on a red background.

48. Add Section 905.3.10 as follows:

905.3.10 Vertical standpipes served by fire pumps in high-rise buildings.

Where vertical standpipes are served by fire pumps, a check valve shall be installed at the base of each vertical standpipe.

49. Amend Section 907.1 as follows:

907.1 General

Redmond Municipal Code [15.06.015](#) and this section covers the application, installation, performance, and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of 907.9 are applicable to existing buildings and structures. Redmond Fire Department Standard 9.00, Automatic Alarm Systems, applies to all required systems.

50. Amend Section 907.2 to read as follows:

907.2 Where required – New buildings and structures.

An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures where there is a required sprinkler system, except one- and two-family dwellings as defined in the International Residential Code and in accordance with Sections 907.2.1 through 907.23, and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal to fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

Exception: The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.

51. Amend Section 1011.12.2 as follows:

1011.12.2 Roof access.

Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1511.2 of the International Building Code.

Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet in area and having a minimum dimension of 3 feet.

52. Amend Section 1103.2 as follows:

1103.2 Emergency responder radio system coverage in existing buildings.

Buildings constructed prior to the implementation of this code shall not be required to comply with the emergency responder coverage provisions except as follows:

1. Whenever an existing wired communication system cannot be repaired or is being replaced.
2. Buildings identified in Section 510.1 undergoing substantial alteration as determined by the fire code official.
3. When buildings, classes of buildings or specific occupancies do not have minimum radio coverage signal strength as identified in Section 510.4.1 and the fire or police chief determines that lack of minimum signal strength poses an undue risk to emergency responders that cannot be reasonably mitigated by other means.

Exception: Where it is determined by the fire code official that the radio coverage system is not needed.

53. Amend Section 1103.8.1 to read as follows:

1103.8.1 Where required.

Existing group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Section 907.2.11. Interconnection and power sources shall be in accordance with sections 1103.8.2 and 1103.8.3, respectively.

Exception: Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

54. Add Section 1103.11 as follows:

1103.11 Building information card.

An approved building information card shall be located in each fire command center that includes, but is not limited to, all of the following information:

1. General building information.

Includes the property name, address, the number of floors in the building above- and below- grade, use and occupancy classification (for mixed-use buildings, the different types of occupancies on each floor should be specified) and the estimated building population during the day, night, and weekends.

2. Building emergency contact information.

Includes the building's emergency contacts, including, but not limited to the building manager; building engineer; and their respective work phone numbers, cell phone numbers, and e-mail addresses.

3. Building construction information.

Includes the type of building construction, including, but not limited to, the floors, walls, columns, and roof assembly.

4. Exit stairway information.

Includes the number of exit access stairways and exit stairways in building; each exit access stairway and exit stairway designation and floors served; the location where each exit access stairway and exit stairway discharges; interior pressurized exit stairways; exit stairways provided with emergency lighting; exit stairways that allow reentry; exit stairways providing roof access; elevator information that includes the number of elevator banks, elevator bank designation, elevator car numbers and respective floors that they serve, the location of elevator machine rooms, control rooms and control spaces; location of sky lobby; and location of freight elevator banks;

5. Building services and system information.

Building services and system information that includes the location of mechanical rooms, the location of the building management system, the location and capacity of all fuel oil tanks, the location of emergency generator(s), and the location(s) of natural gas service.

6. Fire protection system information.

Fire protection system information that includes the location of standpipes, the location of the fire pump room, the location of fire department connections, the floors protected by automatic sprinklers and location of different types of automatic sprinkler systems installed including but not limited to dry, wet, and pre-action systems.

7. Hazardous material information.

Hazardous material information that includes the location and quantities of hazardous materials.

55. Add Section 3303.11 as follows:

3303.11 Job shacks and other temporary structures.

Job shacks and other temporary structures located within or less than 20 feet from the permanent building shall:

- 1. Be constructed of noncombustible materials or 1-hour fire-resistive construction.
- 2. Not be equipped with fuel-fired heaters.
- 3. Be equipped with a monitored fire alarm system when located below grade.
- 4. Not function as offices unless protected with automatic sprinkler systems.

56. Add Section 3303.12 as follows:

3303.12 Buildings greater than 50,000 feet in area.

Buildings under construction that are defined as a high-rise or are greater than 50,000 in area shall comply with the requirements of 3303.12.1 through 3303.12.3.

3303.12.1 Job site security.

The job site shall be secured with controlled access once above-grade combustible construction has begun with off-hours guard service, motion-controlled surveillance, or both.

3303.12.2 Construction mitigations for wood frame buildings exceeding 80,000 square feet when exposures exist within 60 feet of a building under construction.

The exterior wall of the building under construction shall be covered with 5/8-inch gypsum sheathing to include windows, doors, or other openings until interior framing members have been covered with gypsum board or their finish materials.

For the purpose of measuring total square footage of wood framing, any adjacent ongoing wood-frame construction is considered to be within the project when adjacent structures are separated by less than 60 feet of open air.

Exception: A mitigation plan developed by a Washington State-licensed fire protection engineer. The mitigation plan may rely on temporary, permanent, and/or active measures.

3303.12.3 Construction mitigations for wood-frame buildings exceeding 350,000 square feet or 200,000 square feet when the building exceeds 50 feet in height.

Mitigating fire protection barriers consisting of at least one layer of 5/8-inch gypsum board or other equivalent fire resistive materials shall be installed such that the mitigating fire protection barrier(s) enclose area(s) of not more than 50,000 square feet.

For the purpose of measuring total square footage of wood framing, any adjacent ongoing wood frame construction is considered to be within the project when adjacent structures are separated by less than 60 feet of open air.

Exception: A mitigation plan developed by a Washington State-licensed fire protection engineer. The mitigation plan may rely on temporary, permanent, and/or active measures.

57. Amend Section 5001.5.2 to read as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS).

Where required by the fire code official, an application for a permit shall include an HMIS, such as Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report or other approved statement. The HMIS shall be provided using a Redmond Fire Department-approved format and shall include the following information:

- 1. Product name.
- 2. Component.
- 3. Chemical Abstract Service (CAS) number.
- 4. Location where stored or used.
- 5. Container size.
- 6. Hazard classification.
- 7. Amount in storage.
- 8. Amount in use-closed systems.
- 9. Amount in use-open systems.

58. Amend Section 5003.1 to read as follows:

5003.1 Scope.

The storage, use and handling of all hazardous materials shall be in accordance with this section and shall comply with the provisions of the City of Redmond wellhead protection ordinance and critical aquifer recharge area regulations.

59. Add Section 5003.9.11 as follows:

5003.9.11 Manufacturer’s limitations.

The storage of hazardous materials shall not exceed the manufacturer’s limitations on shelf life or violate any other restrictions on use.

60. Add Section 5608.1.1 as follows:

5608.1.1 Fireworks.

Refer to Redmond Municipal Code Chapter [9.26](#), (Fireworks) and to RCW [70.77.120](#) et seq. (State fireworks law).

61. Add Section 5703.4.1, to read as follows:

5703.4.1, Secondary containment.

Secondary containment shall be provided for all new installations of storage tanks and associated piping.

62. Amend Section B102.1 to read as follows:

B102.1 Definitions

For the purpose of this appendix, certain terms are defined as follows:

FIRE FLOW: The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting.

FIRE-FLOW CALCULATION AREA: The building area, as defined in Chapter 2 of this Code, is used to determine the required fire flow.

63. Amend Section B104.1 to read as follows:

B104.1 General

The *fire-flow calculation area* shall be the area of all floor levels included within the *exterior walls* (or exterior walls and fire walls), exclusive of vent shafts and *courts*. Areas of the building not provided with surrounding walls shall be included in the fire-flow calculation area if such areas are included within the horizontal projections of the roof or floor above, except as modified in Section B104.3.

64. Amend Section B104.2 to read as follows:

B104.2 Area separation.

Portions of buildings constructed in accordance with the International Building Code (IBC) that are separated by fire walls , built per IBC Section 706 are allowed to be considered as separate fire flow calculation areas.

Additionally, Accessory Dwelling Units (ADU’s) separated from the primary structure in accordance with International Residential Code, Section 302.3, are allowed to be considered as separate fire-flow calculation areas.

65. Amend Section B105.1 to read as follows:

B105.1 One- and two-family dwellings.

The minimum *fire-flow* and flow duration requirements for one- and two-family *dwellings* shall be as specified in Tables B105.1(1) and B105.1(2).

Exception: One- and two-family homes located in areas of the City identified by the City of Redmond Water Department as having less than 1500 gpm available, may use the following formula to determine required fire flow:

Available gpm x 2.4 square feet = maximum building area

66. Amend Section B105.2 to read as follows:

B105.2 Buildings other than one- and two-family dwellings.

The minimum *fire-flow* and flow duration for buildings other than one- and two- family *dwellings* shall be as specified in Tables B105.2 and B105.2(2).

67. Amend Table B105.1(1) to read as follows:

Table B105.1(1). REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (design standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0 – 3600	No automatic sprinkler system	1500	2
3601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table 105.1(2) at the required flow rate
0 – 3600	NFPA 13D	1000	1
3601 and greater	NFPA 13D	50% of the value in Table B105.1(2), but not less than 1000 gpm	Duration in Table 105.1(2) at the required flow rate

68. Amend Table B105.2 to read as follows:

Table B105.2. REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS

AUTOMATIC SPRINKLER SYSTEM (design standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table 105.1(2)

AUTOMATIC SPRINKLER SYSTEM (design standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
NFPA 13	50% of the value in Table B105.1(2) but not less than 3500 gpm	Duration in Table 105.1(2) at the reduced flow rate but not less than 3 hours

(Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3039 § 2, 2021; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2834 § 2 (part), 2016; Ord. 2693 § 2 (part), 2013; Ord. 2530 § 2 (part), 2010; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.014 Reserved.

15.06.015 Fire detection systems.

The following regulations constitute general requirements of fire detection and alarm systems and supervisory and alarm requirements for buildings with automatic fire sprinklers. Specific requirements may be found in the Redmond Fire Department Standards, Redmond Fire Code, and NFPA 72.

Where required:

A. In structures with an approved fire sprinkler system.

Exception 1: Fire sprinkler system with 10 or less heads with the approval of the Fire Marshal.

Exception 2: One- and two-family dwellings per the International Residential Code.

B. *Structures in Annexed Areas.* Any structure with a gross area of 6,000 square feet or more annexed to the City shall install a fire detection system within one year from the date of annexation.

Exception: Single-family and multifamily residential occupancies.

C. Where required elsewhere by the Redmond Fire Code or the International Building Code. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2530 § 2 (part), 2010; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.016 Fire sprinkler systems.

A. The following regulations constitute general requirements for fire sprinkler systems:

1. All approved fire sprinkler systems shall meet the requirements of the Redmond Fire Department Standards, Redmond Fire Code, and the applicable NFPA standards. All systems shall have an adequate water supply, system of piping, and sprinkler heads designed to discharge water on a fire at an appropriate time and in an effective manner. All underground sprinkler supply piping shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department.

B. For the purposes of this section, building area, as defined in the IFC, shall apply.

C. *Where Required.* An approved fire sprinkler system shall be required in the following structures, and when required by RMC [15.06.024](#):

1. *Commercial.* An area separation wall or fire wall, or occupancy separation or fire barrier wall, or a distance of 10 feet (3,048 mm) or less shall not constitute a separation between two commercial structures on the same property.
- a. In any structure where the building area is 3,000 square feet or more. These can include bus and transit shelters, covered pedestrian paths, and similar structures not attached to or within 10 feet (3,048 mm) of buildings.

Exception: Fire sprinklers are allowed to be omitted under roof structures when all of the following conditions exist:

- i. Roof structures are stand-alone, detached, and built with noncombustible building materials.
- ii. Used to provide weather protection for people.
- iii. Are open on greater than 50 percent of the perimeter sides to allow ventilation of heat and smoke.

- iv. Are not intended to store combustibles or have combustible materials contained beneath the roof line. The roof structure shall not extend over any transit vehicle or curb.
- v. When no other code or applicable standard requires fire sprinklers.
- b. In any structure where the calculated fire flow demand exceeds available flow.
- c. In buildings with an A-2 occupancy where one or more of the following exists:
 - An occupant load greater than 100.
 - An A-2 fire area is located on a floor other than the level of exit discharge.
- d. All nightclubs, defined as follows:

Nightclub. An A-2 occupancy use under the 2006 International Building Code in which the aggregate area of concentrated use of unfixed chairs and standing space that is specifically designated and primarily used for dancing or viewing performers exceeds 350 square feet, excluding adjacent lobby areas. “Nightclub” does not include theaters with fixed seating, banquet halls, or lodge halls.

- e. In any building with an assembly occupancy where the total occupant load of the building is over 200.
- f. Existing commercial buildings where one of the following applies:
 - Additions resulting in a gross area greater than 5,000 square feet, or
 - Sprinklers may be required in buildings that undergo a change of use or occupancy. Refer to the International Fire Code Section 102.3.

2. *Residential – One- and Two-Family Dwellings.*

- a. An approved automatic fire sprinkler system shall be installed in new one- and two-family dwellings and townhouses as described in the International Residential Code in accordance with Section 903.3.1.3 of the International Fire Code, 2021 Edition.

Exception: This subsection does not require the installation of an approved fire sprinkler system in any mobile home or manufactured home.

This exception is limited to this subsection and nothing herein exempts a mobile home or manufactured home from any other requirement to install an approved automatic fire sprinkler system under any other section or subsection of this code or of any international code adopted by the City.

- b. Existing detached one- and two-family dwelling units where additions result in a structure that exceeds the available fire flow.
- c. When ADUs are attached to, or within, an existing single-family home both the ADU and existing single family home shall be sprinklered.

Exception: When the ADU and existing single family home are separated in accordance with the International Residential Code, Section 302.3.

- d. In any one- and two-family dwelling unit that will be newly licensed as an adult family home.

3. Where required elsewhere by the Redmond Fire Code or the International Building Code. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2834 § 2 (part), 2016; Ord. 2774 § 2, 2015; Ord. 2693 § 2 (part), 2013; Ord. 2530 § 2 (part), 2010; Ord. 2357 § 1 (part), 2007; Ord. 2324 § 1, 2007; Ord. 2220 § 1, 2004).

15.06.017 Restricted access buildings.

A. Where a building or portion of a building is so located or constructed with grades; elevations; vegetation; or other natural or manmade obstacles which make exterior or interior access and/or use by fire apparatus; equipment; or personnel unduly difficult; unsafe; or impossible, additional safeguards may be required by the Fire Code Official. Where such access is being proposed as part of a land subdivision, the Fire Code Official may declare a proposed lot un-accessible and therefore deny that proposed lot. Safeguards may consist of one or more of the following applicable items or alternates suitable for firefighting, fire protection, EMS, and/or rescue operations as specified by the Fire Code Official:

1. Automatic fire sprinkler throughout.
2. Smoke detection system.
3. Automatic fire alarm systems.
4. Communication systems.
 - a. Voice alarm system;
 - b. Public address system;
 - c. Fire Department communication system.
5. Central control station.
6. Smoke control systems.
7. Emergency elevator systems.
8. Emergency exits.
9. Emergency areas of refuge including horizontal exits and smoke-proof enclosures.
10. Vertical and horizontal standpipes.
11. Standby power, light, and emergency systems.
12. Emergency medical services-sized elevator (four-foot x seven-foot clear interior).
13. Reduction or deletion of non-sprinklered areas.
14. Fire-resistive construction.
15. Noncombustible siding (limited, protected, or no openings).
16. NFPA 13-compliant sprinkler coverage.
17. Brushed concrete access drive or similar.
18. Firefighter access stairs/ramps.
19. Ladder operations area (not just aerial but also ground ladders).
20. Electrically controlled access doors or gates provided with emergency services override (strobe, radio, etc.).
21. Dedicated emergency service access and parking areas.

B. All systems shall meet the design requirements set forth in the Redmond Fire Department Standards and Redmond Fire Code. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2693 § 2 (part), 2013; Ord. 2530 § 2 (part), 2010; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.018 Reserved.

(Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.019 New materials, processes or occupancies which may require permits.

The Fire Code Official shall determine and specify, after giving the affected person an opportunity to be heard, any new materials, processes or occupancies which may require permits, in addition to those now enumerated in said code. The Chief of the Fire Department shall cause such a list to be posted in a conspicuous place in ~~his~~their office and distribute copies thereof to interested persons. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.020 Wellhead protection ordinance coordination.

Fire Department construction and maintenance, reviews and inspections occur within critical aquifer recharge areas established within the Redmond Municipal Code and the Redmond Zoning Code. A major component of these Fire Department reviews and inspections is the verification that storage, handling, use, and operations involving hazardous materials comply with adopted codes. In order to coordinate and minimize overlap in the enforcement of the Redmond Fire Code with wellhead protection regulations, the following shall apply:

- A. Regulations imposed through the wellhead protection and critical aquifer recharge area regulations are enforceable by a Fire Code Official.
- B. Where, within a particular critical aquifer recharge area, a threshold amount noted within the wellhead protection or critical aquifer recharge area regulations is less than the threshold in the Redmond Fire Code, the lower threshold shall apply and be enforceable by the Fire Code Official.
- C. The Fire Code Official shall exercise authority over all hazardous materials inventory statements and hazardous material management plans for materials regulated by the Redmond Fire Code.
- D. The Fire Department shall have the authority to enforce rules governing deleterious substances for such substances so identified by the City of Redmond Environmental and Utilities Services Division. Substances so identified by Environmental and Utilities Services Division shall be listed under the subcategory “other health hazards” of hazardous materials. Other health hazards may include irritants, sensitizers, pyrophoric, unstable-reactive, and radioactive materials, as identified by the Fire Code Official. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2693 § 2 (part), 2013; Ord. 2596 § 2 (part), 2011; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.021 Appeals.

Repealed by [Ord. 3160](#). **15.06.022 Penalties and enforcement.**

- A. *Penalties for Violations.* Any person who violates any of the provisions of the Redmond Fire Code or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the board of appeals or by a court of competent jurisdiction, within the time fixed herein, shall, severally for each and every such violation and noncompliance respectively, be subject to the penalties for violations provided in RMC [1.01.110](#) or [1.14.060](#) as deemed applicable by the Fire Chief. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time.
- B. The imposition of penalties upon conviction shall not preclude the City and the Fire Chief from taking further appropriate legal action to cause compliance with the provisions of the Redmond Fire Code or to remove prohibited conditions. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.023 Building permit issuance and occupancy.

The passage of the ordinance codified in this chapter is necessary for the protection of the public health, safety, and welfare of the citizens of the City. No building permit shall be issued until plans which are in compliance with this chapter have been submitted and approved. No building shall be occupied until such approved systems have been inspected and are operational. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2357 § 1 (part), 2007; Ord. 2220 § 1, 2004).

15.06.024 Nonconforming structures.

Nonconforming structures shall comply with the following:

- A. A nonconforming structure may not be expanded or altered in any way so as to increase that nonconformity.

When a nonconforming structure has been destroyed, damaged, or incurred a loss equal to or greater than 50 percent of its assessed value or equal to or greater than 50 percent of multifamily residential units have displaced occupants it shall comply with the requirements of RMC [15.06.015](#) and [15.06.016](#).

- B. Where structures have separate fire areas, either by definition or by geographic configuration as determined by the Fire Code Official, the percentage of damage or unit count may be figured based upon the assessed valuation, or number of units, contained within a fire area. Requirements of RMC [15.06.015](#) and [15.06.016](#) shall apply to the fire area only, except that the design and installation of any system shall accommodate future extension in other areas of the structure.
- C. A nonconforming structure shall be brought into full compliance with RMC Chapter [15.06](#), the Redmond Fire Code, when alteration or expansion of the structure takes place and the following takes place within any three-year period:
1. The gross floor area of the structure is increased by 100 percent or more; or
 2. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period.
- D. For purposes of this section, a multifamily residential unit has displaced occupants whenever the unit has been declared by the Building Official to be unsafe for occupancy due to fire damage, destruction or loss. (Ord. 3160 § 2, 2024; Ord. 3124 § 2, 2023; Ord. 3121 § 2, 2023; Ord. 3038 § 2, 2021; Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2530 § 2 (part), 2010).

Chapter 15.08
BUILDING CODE*

Sections:

- [15.08.010](#) **Short title.**
- [15.08.020](#) **Adoption.**
- [15.08.030](#) **Public inspection.**
- [15.08.040](#) **Deletions.**
- [15.08.050](#) **Amendments to the International Building Code.**
- [15.08.055](#) **Amendments to the International Existing Building Code.**
- [15.08.060](#) **Amendments to the International Residential Code.**
- [15.08.070](#) **Complete application for permit.**
- [15.08.080](#) **Enforcement and penalties.**

Prior legislation: Ords. 2215, 2014, 1926.

* Formerly Chapter 20E.10 RCDG.

15.08.010 Short title.

This chapter and amendments hereto shall constitute the “Building Code” of the City and may be cited as such. (Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016; Ord. 2729 § 3 (part), 2014; Ord. 2346 § 1 (part), 2007; Ord. 2219 § 2 (part), 2004).

15.08.020 Adoption.

The 2021 edition of the International Building Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in WAC Chapter [51-50](#). The 2021 edition of the International Existing Building Code, as published by the International Code Council is included in the adoption of this Code with the exceptions noted in WAC [51-50-480000](#). A117.1-2017 is adopted pursuant to RCW Chapters [70.92](#) and [19.27](#).

The 2021 edition of the International Residential Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in WAC Chapter [51-51](#). Chapters 11 and 25 through 43 of this code are not adopted.

The Building Official may use the appendices for guidance in interpreting and administering the Building Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

International Building Code:
Appendix E, Supplemental Accessibility Requirements;

Appendix I, Patio Covers.
International Existing Building Code:
Appendix A, Seismic Retrofit of Existing Buildings
International Residential Code:
Appendix A, Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;
Appendix B, Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use and Type B Vents;
Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;
Appendix F, Radon Gas Controls;
Appendix H, Patio Covers;
Appendix Q, Tiny Homes
Appendix T, Solar-ready provisions-detached one- and two-family dwellings and townhouses.
Appendix U, Dwelling Unit Fire Sprinkler Systems

(Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016; Ord. 2729 § 3 (part), 2014; Ord. 2346 § 1 (part), 2007; Ord. 2219 § 2 (part), 2004).

15.08.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public. (Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016; Ord. 2729 § 3 (part), 2014; Ord. 2346 § 1 (part), 2007; Ord. 2219 § 2 (part), 2004).

15.08.040 Deletions.

A. The following sections of the 2021 International Building Code are hereby deleted:

- 1. Section 101.4.4 – Property Maintenance.

- 2. Section 105.1.1 – Annual Permit.
- 3. Section 105.1.2 – Annual Permit Records.

B. The following sections of the 2021 International Existing Building Code, are hereby deleted:

- 1. Section 105.1.1 Annual permit.
- 2. Section 105.1.2 Annual permit records. (Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016; Ord. 2729 § 3 (part), 2014; Ord. 2346 § 1 (part), 2007; Ord. 2219 § 2 (part), 2004).

15.08.050 Amendments to the International Building Code.

The following sections of the International Building Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section 101.1, Title.

These regulations shall be known as the “Building Code of the City of Redmond,” hereinafter referred to as “this code.”

B. Amend Section 101.4, Referenced Codes.

The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the International Fuel Gas Code as adopted in Chapter [15.14](#) RMC shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the International Mechanical Code as adopted in Chapter [15.14](#) RMC shall apply to the installation, alteration, repair and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 Plumbing. The provisions of the Uniform Plumbing Code as adopted in Chapter [15.16](#) RMC shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the State of Washington requirements for private sewage disposal shall apply to private sewage disposal systems.

101.4.4 Property Maintenance is not adopted.

101.4.5 Fire Prevention. The provisions of the International Fire Code as adopted in Chapter [15.06](#) RMC shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy. The provisions of the Washington State Energy Code as adopted in Chapter [15.18](#) RMC shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing Buildings. The provisions of the International Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

C. Amend Section 105.2, Work Exempt from Permit.

Exemptions from 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 this jurisdiction. Permits shall not be required for the following:

Building:

- 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 200 square feet (18.58 m²).
- 2. Fences not over 7 feet (2,134 mm) high.
- 3. Repealed by Ord. [2452](#).
- 4. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks, driveways and detached decks not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

Electrical:

1. Repairs and maintenance: Class A Basic Electrical Work as defined in RCW [19.28.006](#).
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for power supply, and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Electrical and telecommunications utility companies: The provisions of this code shall not apply to electrical and telecommunications utility companies as specified in RCW Chapter [19.28](#) and WAC [296-46B](#).

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

D. Amend Section 105.3.2, Time Limitation of Application.

An application for permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

E. Amend Section 105.5, Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

F. Amend Section 109.2, Schedule of Permit Fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Redmond Zoning Code Section [21.76.030](#), Application Requirements, as said section currently exists or is hereafter amended, modified or recodified.

G. Amend Section 109.3, Building Permit Valuations.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official. Construction valuations for new square footage shall be calculated according to, IBC Building Area definition.

H. Amend Section 109.4, Work Commencing Before Permit Issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, may be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

I. Amend Section 113, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section [21.76.060\(I\)](#), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

The provisions of this section shall not preclude the Building Official from convening a Code Advisory Body comprised of members who are qualified by experience and training to pass on matters pertaining to building construction.

J. Amend Section 116.3, Notice.

If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure as provided in RMC [15.08.080](#), Enforcement and Penalties.

K. Amend Section 116.4, Method of Service.

The notice and order and any amended or supplemental notice and/or order shall be served as provided in RMC [15.08.080](#), Enforcement and Penalties.

(Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016: Ord. 2822 § 1, 2016; Ord. 2787 § 1 (Exh. 1 and Att. C), 2015; Ord. 2729 § 3 (part), 2014: Ord. 2596 § 2 (part), 2011; Ord. 2452 § 2, 2009; Ord. 2346 § 1 (part), 2007: Ord. 2270 § 1, 2005; Ord. 2219 § 2 (part), 2004).

15.08.055 Amendments to the International Existing Building Code.

The following sections of the International Existing Building Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section 101.1, Title.

These regulations shall be known as the “Existing Building Code of the City of Redmond,” hereinafter referred to as “this code.”

B. Amend Section 103.1, Creation of agency.

The “department of building safety” is hereby created, and the official in charge thereof shall be known as code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

C. Amend Section 105.2, Work Exempt from Permit.

RMC [15.08.050.C](#) shall apply.

D. Amend Section 105.3.2, Time Limitation of Application.

RMC [15.08.050.D](#) shall apply.

E. Amend Section 105.5, Expiration.

RMC [15.08.050.E](#) shall apply.

F. Amend Section 108.4, Work commencing before permit issuance.

RMC [15.08.050.H](#) shall apply.

G. Amend Section 112, Means of Appeals.

RMC [15.08.050.I](#) shall apply.

H. Amend Section 115.3, Notice.

RMC [15.08.050.J](#) shall apply.

I. Amend Section 115.4, Method of Service.

RMC [15.08.050.K](#) shall apply.

(Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016).

15.08.060 Amendments to the International Residential Code.

The following sections of the International Residential Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section R101.1, Title.

These regulations shall be known as the “Residential Building Code for One- and Two-family Dwellings of the City of Redmond,” hereinafter referred to as “this code.”

B. Amend Section R102.4, Referenced Codes and Standards.

RMC [15.08.050.B](#) shall apply.

C. Amend Section R105.2, Work Exempt from Permit.

Exemptions from 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 this jurisdiction. Permits shall not be required for the following:

Building:

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2,134 mm) high.
3. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks, driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.
11. Light weight roof covering. Light weight roof covering includes composition, or metal roof covering, and similar materials where the installed unit weight is less than 4 pounds per square foot.
12. Removal and replacement of interior doors in existing door frames. The size of opening may not be altered.
13. Removal and replacement of exterior windows in existing window openings. The size of opening may not be altered and operable opening size may not be decreased.

Electrical:

1. Repairs and maintenance: A permit shall not be required for Class A Basic Electrical Work as defined in RCW [19.28.006](#).

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part which does not alter its approval or make it unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided; however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

D. Amend Section R105.3.2, Time Limitation of Application.

RMC [15.08.050.D](#) shall apply.

E. Amend Section R105.5, Expiration.

RMC [15.08.050.E](#) shall apply.

F. Amend Section R108.2, Schedule of Permit Fees.

RMC [15.08.050.F](#) shall apply.

G. Amend Section R108.3, Building Permit Valuations.

RMC [15.08.050.G](#) shall apply.

H. Amend Section R108.6, Work Commencing Before Permit Issuance.

RMC [15.08.050.H](#) shall apply.

I. Amend Section R112, Board of Appeals.

RMC [15.08.050.I](#) shall apply.

J. Amend Table R301.2, Climatic and Geographic Design Criteria.

Ground Snow Load = 15 psf

Wind Speed = 110 mph

Topographic effects = NO

Seismic Design Category = D2

Subject to Damage From

Weathering = Moderate

Frost Line Depth = 12"

Termite = Slight to Moderate

Decay = Slight to Moderate

Winter Design Temp. = 27 degrees F

Ice Shield Underlayment Required = No

Flood Hazards = Joined National Flood Insurance Program 1979

Current Flood Hazard Map – FIRM 1999

Air Freezing Index = 113

Mean Annual Temp. = 52 degrees F

K. Add Section R115, Unsafe Structures and Equipment.

Unsafe structures and equipment are subject to the provisions for unsafe structures and equipment as provided in RMC [15.08.050](#), Section 116 of the International Building Code.

(Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016; Ord. 2729 § 3 (part), 2014; Ord. 2596 § 2 (part), 2011; Ord. 2452 § 3, 2009; Ord. 2346 § 1 (part), 2007; Ord. 2219 § 2 (part), 2004).

15.08.070 Complete application for permit.

Determination of whether a building permit application is complete for purposes of administering RZC Chapter [21.76](#), Review Procedures, shall be made by the Building Official and shall be based upon the adopted building codes. (Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016; Ord. 2729 § 3 (part), 2014; Ord. 2596 § 2 (part), 2011; Ord. 2346 § 1 (part), 2007; Ord. 2219 § 2, 2004).

15.08.080 Enforcement and penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof, at the discretion of the Building Official, shall be subject to the enforcement and penalties provided in RMC Chapter [1.14](#). (Ord. 3148 § 2, 2024; Ord. 3007 § 2, 2020; Ord. 2833 § 2 (part), 2016: Ord. 2729 § 3 (part), 2014: Ord. 2346 § 1 (part), 2007: Ord. 2219 § 2 (part), 2004).

Chapter 15.10
PROPERTY MAINTENANCE CODE
(Repealed by [Ord. 2729](#))

Chapter 15.12
ELECTRICAL CODE*

Sections:

- [15.12.010](#) **Short title.**
- [15.12.020](#) **Adoption.**
- [15.12.030](#) **Public inspection.**
- [15.12.040](#) **Deletions.**
- [15.12.050](#) **Amendments.**
- [15.12.060](#) **Penalties for violations.**

Prior legislation: Ords. 2215 and 2014.

* Formerly Chapter 20E.20 RCDG.

15.12.010 Short title.

This chapter and amendments hereto shall constitute the “Electrical Code” of the City and may be cited as such. (Ord. 3148 § 3, 2024; Ord. 3007 § 3, 2020; Ord. 2887 § 2 (part), 2017: Ord. 2729 § 5 (part), 2014: Ord. 2346 § 3 (part), 2007: Ord. 2219 § 4 (part), 2004).

15.12.020 Adoption.

The 2023 edition of the National Electrical Code (NFPA 70) as published by the National Fire Protection Association is hereby adopted by reference with the exceptions noted in WAC Chapter [296-46B](#), except such portions as may be deleted, modified or amended by this chapter.

The Building Official may use the annexes for guidance in interpreting and administering the Electrical Code and the provisions of this chapter. Further, the following annex chapters are specifically adopted:

Annex A,	Product Safety Standards;
Annex B,	Application Information for Ampacity Calculation
Annex C,	Conduit and Tubing Fill Tables for Conductors and Fixture Wires of the Same Size

(Ord. 3148 § 3, 2024; Ord. 3007 § 3, 2020; Ord. 2887 § 2 (part), 2017: Ord. 2729 § 5 (part), 2014: Ord. 2346 § 3 (part), 2007: Ord. 2219 § 4 (part), 2004).

15.12.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public. (Ord. 3148 § 3, 2024; Ord. 3007 § 3, 2020; Ord. 2887 § 2 (part), 2017; Ord. 2729 § 5 (part), 2014; Ord. 2346 § 3 (part), 2007; Ord. 2219 § 4 (part), 2004).

15.12.040 Deletions.

The following sections of the National Electrical Code, 2023 Edition, and Chapter [296-46B](#) WAC, Electrical Safety Standards, Administration, and Installation, are hereby deleted:

- A. References to fees in WAC [296-46B-906](#), [296-46B-908](#), [296-46B-909](#), [296-46B-911](#) and [296-46B-915](#).
- B. Electrical Board – Appeal Rights and hearings in WAC [296-46B-995](#).
- C. Ground-Fault Circuit-Interrupter Protection for Personnel – 210.8(B) Other than Dwelling Units will not be adopted due to lack of availability of equipment to provide this protection for three-phase receptacles. (Ord. 3148 § 3, 2024; Ord. 3007 § 3, 2020; Ord. 2887 § 2 (part), 2017; Ord. 2729 § 5 (part), 2014; Ord. 2346 § 3 (part), 2007; Ord. 2219 § 4 (part), 2004).

15.12.050 Amendments.

The following sections of the 2023 National Electrical Code adopted by this chapter are hereby amended to read as follows:

- A. Add new Section 90.4(A), Administration.

The amended administrative provisions of the International Building Code, Section [15.08.050](#) Redmond Municipal Code, shall apply.

- B. Add new Section 90.4(B), Basic Electrical Work.

The Basic Electrical Work definition and classification as specified in RCW [19.28.006](#).

- C. Add new Section 90.4(C), Inspections.

The installation, alteration or extension of any electrical system, fixtures or components for which an Electrical Permit is required by this Code shall be subject to inspection by the Building Official and such electrical systems, fixtures and components shall remain accessible and exposed for inspection purposes until approved by the Building Official. It shall be the duty of the permit applicant to cause the electrical systems to remain accessible and exposed for inspection purposes. The City shall not be liable for any expense entailed in the removal or replacement of material required to permit inspection. Electrical systems and equipment regulated by the National Electrical Code shall not be connected to the energy source or energized until authorized by the Building Official.

- D. Add new Section 90.4(D), Special Inspections.

The Building Official may require special inspection of equipment or wiring methods where the installation requires special training, equipment, expertise, knowledge, or other such factors. Where such special inspection is required, an independent third party acceptable to the Building Official shall perform it. The special inspection person/agency shall be designated and approved prior to beginning the installation of wiring or equipment. The Building Official prior to the installation being approved shall receive a written report from the designated special inspection agency indicating that the installation conforms to the appropriate Codes and standards. All costs for such testing and reporting shall be the responsibility of the permit holder.

- E. Add new Section 90.4(E), Unused Conductors.

Electrical conductors not in use shall be removed unless otherwise authorized by the Building Official.

- F. Add new Section 90.4(F), Corrections.

If, upon inspection, any installation is found not to be fully in conformity with this Code, the Building Official shall at once forward to the person, firm, or corporation making the installation a written notice stating the defects that have been found to exist. Correction of these defects shall be made within 15 days.

G. Add new Section 90.4(G), Approval of Violations.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the National Electrical Code or other laws or ordinances of the City. Inspections presuming to give authority to violate or cancel provisions of the National Electrical Code or other laws or ordinances of the City shall not be valid.

H. Add new Section 90.4(H), Time Limitation of Application.

An application for permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

I. Add new Section 90.4(I), Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

J. Add new Section 90.4(J), Schedule of Permit Fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Redmond Zoning Code Section [21.76.030](#), Application Requirements, as said section currently exists or is hereafter amended, modified or recodified.

K. Add new Section 90.4(K), Permit Valuations.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final permit valuation shall be set by the building official.

L. Add new Section 90.4(L), Work Commencing Before Permit Issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, may be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

M. Add Section 113, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section [21.76.060\(I\)](#), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified. The provisions of this section shall not preclude the Building Official from convening a Code Advisory Body comprised of members who are qualified by experience and training to pass on matters pertaining to building construction.

(Ord. 3148 § 3, 2024; Ord. 3007 § 3, 2020; Ord. 2887 § 2 (part), 2017; Ord. 2729 § 5 (part), 2014; Ord. 2535 § 1, 2010; Ord. 2346 § 3 (part), 2007; Ord. 2219 § 4 (part), 2004).

15.12.060 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure electrical system in violation of the approved construction documents or directive of the

building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC [1.01.110](#) and RMC Chapter [1.14](#), as said section currently exists or is hereafter amended, modified or recodified. (Ord. 3148 § 3, 2024; Ord. 3007 § 3, 2020; Ord. 2887 § 2 (part), 2017; Ord. 2729 § 5 (part), 2014; Ord. 2346 § 3 (part), 2007; Ord. 2219 § 4 (part), 2004).

Chapter 15.14
MECHANICAL CODE*

Sections:

- [15.14.010](#) **Short title.**
- [15.14.020](#) **Adoption.**
- [15.14.030](#) **Public inspection.**
- [15.14.040](#) **Deletions.**
- [15.14.050](#) **Amendments to the International Mechanical Code.**
- [15.14.060](#) **Amendments to the International Fuel Gas Code.**
- [15.14.070](#) **Penalties for violations.**

Prior legislation: Ords. 2215, 2014, 1926.

* Formerly Chapter 20E.60 RCDG.

15.14.010 Short title.

This chapter and amendments hereto shall constitute the “Mechanical Code” of the City and may be cited as such. (Ord. 3148 § 4, 2024; Ord. 3007 § 4, 2020; Ord. 2833 § 3 (part), 2016; Ord. 2729 § 6 (part), 2014; Ord. 2346 § 4 (part), 2007; Ord. 2219 § 5 (part), 2004).

15.14.020 Adoption.

The 2021 edition of the International Mechanical Code as published by the International Code Council is hereby adopted by reference with the exceptions noted in WAC Chapter [51-52](#). The 2021 edition of the International Fuel Gas Code as published by the International Code Council is included in the adoption of this Code with the exceptions noted in WAC Chapter [51-52](#).

The Building Official may use the appendices for guidance in interpreting and administering the Mechanical Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

International Mechanical Code:	
None.	
International Fuel Gas Code:	
Appendix A,	Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;
Appendix B,	Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use and Type B Vents;
Appendix C,	Exit Terminals of Mechanical Draft and

Direct-Vent Venting
Systems.

(Ord. 3148 § 4, 2024; Ord. 3007 § 4, 2020; Ord. 2833 § 3 (part), 2016; Ord. 2729 § 6 (part), 2014; Ord. 2346 § 4 (part), 2007; Ord. 2219 § 5 (part), 2004).

15.14.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public. (Ord. 3148 § 4, 2024; Ord. 3007 § 4, 2020; Ord. 2833 § 3 (part), 2016; Ord. 2729 § 6 (part), 2014; Ord. 2346 § 4 (part), 2007; Ord. 2219 § 5 (part), 2004).

15.14.040 Deletions.

A. The following sections of the 2021 International Mechanical Code are hereby deleted:

- 1. Section 106.1.1 – Annual permit.
- 2. Section 106.1.2 – Annual permit records.
- 3. Section 106.4.4 – Extensions.
- 4. Section 114 – Board of Appeals.

B. The following sections of the International Fuel Gas Code, 2021 Edition, are hereby deleted:

- 1. Chapter 1 – Administration. (Ord. 3148 § 4, 2024; Ord. 3007 § 4, 2020; Ord. 2833 § 3 (part), 2016; Ord. 2729 § 6 (part), 2014; Ord. 2346 § 4 (part), 2007; Ord. 2219 § 5 (part), 2004).

15.14.050 Amendments to the International Mechanical Code.

The following sections of the International Mechanical Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section 101.1, Title.

These regulations shall be known as the “Mechanical Code of the City of Redmond,” hereinafter referred to as “this code.”

B. Amend Section 102.8, Referenced Codes and Standards.

The referenced codes and standards shall be as specified in Section 101.4 of the amended administrative provisions of the International Building Code, Section [15.08.050](#) Redmond Municipal Code.

C. Amend Section 106.3.3, Time Limitation of Application.

An application for a permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official shall have the authority to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

D. Amend Section 106.4.1, Approved Construction Documents.

When the code official issues a permit where construction documents are required, the construction documents shall be approved, in writing or by stamp, as “Reviewed for Code Compliance.” Such reviewed construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents. One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the code official or a duly authorized representative.

The code official shall have the authority to issue a permit for the construction of part of a mechanical system before the construction documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at ~~his or her~~their own risk without assurance that the permit for the entire mechanical system will be granted.

E. Amend Section 106.4.3, Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

F. Amend Section 106.4.7, Previous Approvals.

This code shall not require changes in the construction documents, construction and designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 365 days after the effective date of this code and has not been abandoned.

G. Amend Section 115.4, Violation Penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure mechanical system in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in Redmond Municipal Code [1.01.110](#) and Chapter [1.14](#) Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

H. Amend Section 113, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section [21.76.060\(I\)](#), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

(Ord. 3148 § 4, 2024; Ord. 3007 § 4, 2020; Ord. 2833 § 3 (part), 2016: Ord. 2729 § 6 (part), 2014: Ord. 2596 § 2 (part), 2011; Ord. 2346 § 4 (part), 2007: Ord. 2219 § 5 (part), 2004).

15.14.060 Amendments to the International Fuel Gas Code.

The following sections of the International Fuel Gas Code adopted by this chapter are hereby amended to read as follows:

A. Add new Chapter 1, Administration.

Chapter 1, Scope and Administration, of the International Mechanical Code with the exceptions noted in RMC.[15.14](#) shall apply.

(Ord. 3148 § 4, 2024; Ord. 3007 § 4, 2020; Ord. 2833 § 3 (part), 2016: Ord. 2729 § 6 (part), 2014: Ord. 2346 § 4 (part), 2007: Ord. 2219 § 5 (part), 2004).

15.14.070 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure mechanical system in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC [1.01.110](#) and RMC Chapter [1.14](#), as said section currently exists or is hereafter amended, modified or recodified. (Ord. 3148 § 4, 2024; Ord. 3007 § 4, 2020; Ord. 2833 § 3 (part), 2016: Ord. 2729 § 6 (part), 2014: Ord. 2346 § 4 (part), 2007: Ord. 2219 § 5 (part), 2004).

Chapter 15.16
PLUMBING CODE*

Sections:

- 15.16.010 Short title.
- 15.16.020 Adoption.
- 15.16.030 Public inspection.
- 15.16.040 Deletions.
- 15.16.050 Amendments.
- 15.16.060 Penalties for violations.

Prior legislation: Ords. 2215, 2014, 1926.

* Formerly Chapter 20E.70 RCDG.

15.16.010 Short title.

This chapter and amendments hereto shall constitute the “Plumbing Code” of the City and may be cited as such. (Ord. 3148 § 5, 2024; Ord. 3007 § 5, 2020; Ord. 2833 § 4 (part), 2016; Ord. 2729 § 7 (part), 2014; Ord. 2346 § 5 (part), 2007; Ord. 2219 § 6 (part), 2004).

15.16.020 Adoption.

The 2021 edition of the Uniform Plumbing Code, including Appendices A, B, I, and M, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference with the following additions, deletions and exceptions: Provided that chapters 12 and 14 of this code are not adopted. Provided further that those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel fired appliances as found in chapter 5 and those portions of the code addressing building sewers are not adopted.

The Building Official may use the appendices for guidance in interpreting and administering the Plumbing Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

Appendix A,	Sizing the Water Supply System;
Appendix B,	Explanatory Notes on Combination Waste and Vent Systems; and
Appendix I,	Installation Standards; and
Appendix M,	Peak Water Demand Calculator

(Ord. 3148 § 5, 2024; Ord. 3007 § 5, 2020; Ord. 2833 § 4 (part), 2016; Ord. 2729 § 7 (part), 2014; Ord. 2346 § 5 (part), 2007; Ord. 2219 § 6 (part), 2004).

15.16.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public. (Ord. 3148 § 5, 2024; Ord. 3007 § 5, 2020; Ord. 2833 § 4 (part), 2016; Ord. 2729 § 7 (part), 2014; Ord. 2346 § 5 (part), 2007; Ord. 2219 § 6 (part), 2004).

15.16.040 Deletions.

The following sections of the Uniform Plumbing Code, 2021 Edition, are hereby deleted:

- A. Section 104.3.2 – Plan Review Fees.

B. Table 104.5 – Plumbing Permit Fees.

C. Chapters 12 and 14, plus those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances found in Chapter 5 and those portions of the code addressing building sewers (WAC [51-56-003](#)). (Ord. 3148 § 5, 2024; Ord. 3007 § 5, 2020; Ord. 2833 § 4 (part), 2016; Ord. 2729 § 7 (part), 2014; Ord. 2346 § 5 (part), 2007; Ord. 2219 § 6 (part), 2004).

15.16.050 Amendments.

The following sections of the Uniform Plumbing Code adopted by this chapter are hereby amended to read as follows:

A. Amend Section 104.3.3, Time Limitation of Application.

An application for permit for any proposed work shall be deemed to have been abandoned 365 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

B. Amend Section 104.4.3, Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after its issued, or if the work authorized on the site by such permit is suspended or abandoned for a period of 365 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

C. Amend Section 104.4.4, Extensions.

A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The Authority Having Jurisdiction shall be permitted to extend the time for action by the permittee for a period not exceeding 365 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented the action from being taken. No permit shall be extended more than once unless authorized by the Building Official. In order to renew action on a permit after expiration, the permittee shall pay one half of permit fees for a new permit.

D. Amend Section 104.5, Fees.

A fee for each permit shall be paid as required, in accordance with the Redmond Zoning Code Section [21.76.030\(E\)](#), as said chapter currently exists or is hereafter amended, modified or recodified.

E. Amend Section 104.5.3, Fee Refunds.

Section 108.6 Refunds of the administrative provisions of the International Building Code, Chapter [15.08](#) Redmond Municipal Code, shall apply.

F. Amend Section 106.3, Penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure plumbing system in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC [1.01.110](#) and Chapter [1.14](#) Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

G. Amend Section 107.0, Board of Appeals.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section [21.76.060\(I\)](#), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

(Ord. 3148 § 5, 2024; Ord. 3007 § 5, 2020; Ord. 2833 § 4 (part), 2016; Ord. 2729 § 7 (part), 2014; Ord. 2596 § 2 (part), 2011; Ord. 2346 § 5 (part), 2007; Ord. 2219 § 6 (part), 2004).

15.16.060 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure plumbing system in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC [1.01.110](#) and RMC Chapter [1.14](#), as said section currently exists or is hereafter amended, modified or recodified. (Ord. 3148 § 5, 2024; Ord. 3007 § 5, 2020; Ord. 2833 § 4 (part), 2016: Ord. 2729 § 7 (part), 2014: Ord. 2346 § 5 (part), 2007: Ord. 2219 § 6 (part), 2004).

Chapter 15.18
ENERGY CODE*

Sections:

- 15.18.010 Short title.**
- 15.18.020 Adoption.**
- 15.18.030 Public inspection.**
- 15.18.040 Deletions.**
- 15.18.050 Amendments.**
- 15.18.060 Penalties for violations.**

Prior legislation: Ords. 2215, 2014, 1926.

* Formerly Chapter 20E.50 RCDG.

15.18.010 Short title.

This chapter and amendments hereto shall constitute the “Energy Code” of the City and may be cited as such. (Ord. 3148 § 6, 2024; Ord. 3007 § 6, 2020; Ord. 2833 § 5 (part), 2016: Ord. 2729 § 8 (part), 2014: Ord. 2219 § 7 (part), 2004).

15.18.020 Adoption.

The 2021 edition of the Washington State Energy Code is hereby adopted by reference with the exceptions noted in WAC Chapters [51-11C](#) and [51-11R](#). (Ord. 3148 § 6, 2024; Ord. 3007 § 6, 2020; Ord. 2833 § 5 (part), 2016: Ord. 2729 § 8 (part), 2014: Ord. 2346 § 6, 2007; Ord. 2219 § 7 (part), 2004).

15.18.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public. (Ord. 3148 § 6, 2024; Ord. 3007 § 6, 2020; Ord. 2833 § 5 (part), 2016: Ord. 2729 § 8 (part), 2014: Ord. 2219 § 7 (part), 2004).

15.18.040 Deletions.

There are no deletions to the Washington State Energy Code. (Ord. 3148 § 6, 2024; Ord. 3007 § 6, 2020; Ord. 2833 § 5 (part), 2016: Ord. 2729 § 8 (part), 2014: Ord. 2219 § 7 (part), 2004).

15.18.050 Amendments.

There are no amendments to the Washington State Energy Code. (Ord. 3148 § 6, 2024; Ord. 3007 § 6, 2020; Ord. 2833 § 5 (part), 2016: Ord. 2729 § 8 (part), 2014: Ord. 2219 § 7 (part), 2004).

15.18.060 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC [1.01.110](#) and RMC Chapter [1.14](#), as said section currently exists or is hereafter amended, modified or recodified. (Ord. 3148 § 6, 2024; Ord. 3007 § 6, 2020; Ord. 2833 § 5 (part), 2016: Ord. 2729 § 8 (part), 2014: Ord. 2219 § 7 (part), 2004).

Chapter 15.20
VENTILATION AND INDOOR AIR QUALITY CODE
(Repealed by [Ord. 2729](#))

Chapter 15.22
MOVING BUILDINGS

Sections:

- [15.22.010 Purpose.](#)
- [15.22.020 Scope.](#)
- [15.22.030 Relationship with other regulations.](#)
- [15.22.040 Applicability.](#)
- [15.22.050 Classification of the movement of affected structures.](#)
- [15.22.060 Evaluation criteria for Class I and II Permits.](#)
- [15.22.070 Permits – Deposits and fees.](#)
- [15.22.075 Public notification.](#)
- [15.22.080 Conditions for commencing move.](#)
- [15.22.090 Special requirements.](#)

15.22.010 Purpose.

The purpose of this chapter is to establish minimum standards for the movement, removal, and placement of specified structures within and through the City of Redmond City limits. The minimum standards establish criteria that are intended to promote the public safety and health, protect the environment, and minimize nuisances and adverse impacts that are associated with the movement, removal, or placement of specified structures. (Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-010).

15.22.020 Scope.

This chapter establishes minimum requirements for:

- A. Submitting and evaluating a proposed site plan for sites receiving a structure within the City limits;
- B. Submitting and evaluating a proposed site recovery plan for the originating site of a structure when within the City limits;
- C. Providing notices to residents of properties adjoining the site receiving a structure within the City limits; and
- D. Providing for the collection of fees and other administrative processes to review and inspect applications. (Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-020).

15.22.030 Relationship with other regulations.

The removal, movement, demolition, and placement of any structure within the City of Redmond may require additional permits that are not named under this chapter. Where requirements under other chapters of the Redmond Municipal Code contradict

requirements under this section, those requirements that are more protective of public safety and health and environmental quality will apply. (Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-030).

15.22.040 Applicability.

- A. *Affected Structures.* This chapter applies to the movement, relocation, and placement of structures that would require a building permit to construct or place. Included in this definition are manufactured homes that have previously had a building permit issued for said structure.
- B. *Regulation.* Affected structures, as identified by subsection [A](#) of this section, shall not be placed on a lot or moved across any lot line or within any public right-of-way or easement by any individual, except in conformity with this chapter.
- C. *Administration.*
1. Compliance with this chapter shall require that a structure mover obtain and conform to the conditions of approval of a structure movement permit and to the provisions of the Redmond Zoning Code.
 2. This chapter establishes four classifications of moves as described in RMC [15.22.050](#). For these classifications, administration shall be as follows:
 - a. *Class I, II, and III.* The Director of Planning and Community Development or ~~her/his~~[their](#) designee shall administer compliance with Class I, II, and III moves.
 - b. *Class IV.* The ~~Director of~~ Public Works ~~Director or her/his designee~~ for the City of Redmond shall administer Class IV moves, as defined under this chapter. (Ord. 2596 § 2 (part), 2011; Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-040).

15.22.050 Classification of the movement of affected structures.

The following identifies the classifications of structural moves:

- A. “Class I move” is the movement of any affected structure from an origin outside the City to a destination within the City;
- B. “Class II move” is the movement of any affected structure from one point within the City to another point within the City;
- C. “Class III move” is:
1. The movement of any affected structure from a point within the City to a destination outside the City; or
 2. The movement and placement of any mobile home or manufactured home with an origination site outside of the City and a destination site in an approved mobile home park; or
 3. The movement and placement of any mobile home or manufactured home with an origination site of a mobile home park in the City and a destination site of a mobile home park within the City; or
 4. Structures permitted through a short- or long-term temporary use permit.
- D. “Class IV move” is the movement of any affected structure through the City with both an origin and destination outside the City. (Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-050).

15.22.060 Evaluation criteria for Class I and II Permits.

- A. *General, Structure Condition.* A structure movement permit for Class I and II moves shall not be issued for an affected structure that meets any of the following conditions:
1. The affected structure is so constructed or in such condition as to constitute a danger of injury or death through collapse of the building, fire, defects, and electrical wiring or other substantial hazard to the individual(s) who occupy or enter said building after relocation;
 2. The affected structure is infested with rats or other vermin, or the wood members of which are infested with rot, decay, or insects;

- 3. The affected structure is so unsanitary or filthy that it would constitute a hazard to health of the individual(s) who will occupy said affected structure after relocation, or if not intended for occupancy by humans, would make it unsuitable for its intended use;
- 4. The proposed use of the building is prohibited at the proposed destination site under the zoning or other land regulations of the City;
- 5. The affected structure or destination site does not conform to all applicable provisions of law or ordinance; and
- 6. The affected structure could not meet those codes that would allow it to be occupied.

B. *General, Destination Site Condition.* For a structure movement permit for Class I and II moves, the applicant shall demonstrate and comply with the requirement that the structure shall be able to be occupied within 90 days of the date of placement on the destination site; and any other conditions of approval or applicable provisions of code. A proposed site plan for the destination site includes appropriate landscaping and provisions to rehabilitate those areas of the site affected by the structure relocation. The site plan shall provide for adequate landscaping of a stature and quality that does not detract from the neighborhood. The landscaping and rehabilitation approved in the proposed site plan shall be completed within 120 days of occupancy.

C. *General, Originating Site Condition.* For structure movement permits for Class II and III moves, the applicant shall demonstrate and comply with the requirement that: A proposed site plan for the originating site includes appropriate landscaping and provisions to rehabilitate those areas of the site affected by the structure relocation. The site plan shall provide for adequate landscaping of a stature and quality that does not detract from the neighborhood and shall demonstrate how rehabilitation shall meet the requirements of RMC [15.22.090.F](#), Condition of Lot.

D. *Nonresidential Uses.* In addition to subsections [A](#), [B](#), and [C](#) of this section, for nonresidential uses the proposed use, structure, and site shall obtain all other City development approvals, including, but not limited to, design review approval, site plan entitlement approval, and shoreline substantial development permit, before the City can issue a structure movement permit. (Ord. 3177 § 3, 2024; Ord. 2596 § 2 (part), 2011; Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-060).

15.22.070 Permits – Deposits and fees.

Unless otherwise stated below, the following deposits and fees shall apply to all permits issued under this chapter:

- A. An application for a permit under this chapter shall not be determined complete until application filing fees are received. Fees shall be in the amount as defined by Redmond Zoning Code Chapter [21.76](#).
- B. An application hereunder shall be accompanied by the following:
 - 1. A cash deposit or corporate surety bond in the sum of \$10,000 or such greater amount as the Public Works Director ~~or his/her designee~~ determines necessary as indemnity for any damage which the City may sustain by reason of damage or injury to any highway, street or alley, sidewalk or other property of the City, which may be caused by or be incidental to the removal of any building over, along or across any street in the City and to indemnify the City against any claim of damages to persons or private property;
 - 2. A public liability insurance policy providing \$1,000,000 or such greater amount as the Public Works Director ~~or his/her designee~~ determines necessary to satisfy any claim by private individuals, firms, or corporations arising out of, caused by, or incidental to the moving of any building over, along, or across any street in the City; and
 - 3. A cash deposit or a corporate surety performance bond in the sum of \$5,000 or such greater amount as the Public Works Director ~~or his/her designee~~ determines necessary conditioned upon permittee, within six months from the date of the issuance of such permit (a) completing the construction, painting and finishing of the exterior of the building, and (b) faithfully complying with all requirements of this chapter, the building code, the zoning ordinance, the other ordinances then in effect within the City including but not limited to permittee completing such work within six months to the date of the issuance of such permit. In the event the provisions of this subsection are not complied with within the time specified, a sum of \$5,000 shall be forfeited to the City as a penalty for the default, and this shall be in addition to any other penalties provided for failure to comply within the terms of this chapter. (Ord. 2596 § 2 (part), 2011; Ord. 2346 § 8, 2007; Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-070).

15.22.075 Public notification.

A. Class I and II structure movement permits require a notice of moving. At least 10 days but not more than 15 days in advance of the move, the following requirements shall be met:

1. *Mailing.* A notice of moving shall be mailed to residents on properties adjoining the destination site. The applicant shall provide mailing labels to the administering department.
2. *Posting.* A notice of moving shall be posted on the destination site. Posting on the destination site shall be the applicant's responsibility.
3. *Notice Contents.* At a minimum, the public notification shall include:
 - a. File number and project description;
 - b. Name and address of the applicant;
 - c. Location of proposed site to which the building is to be moved;
 - d. Proposed date and time period of move; and
 - e. Type of building. (Ord. 2593 § 2, 2011).

15.22.080 Conditions for commencing move.

Prior to commencing with the move, the following conditions must be met:

- A. For all classes of moves, the permittee shall obtain all required permits and approvals.
- B. The permittee shall submit the required deposits as required by RMC [15.22.070](#), Permits – Deposits and fees.
- C. The permittee shall comply with all other conditions of approval and provisions of this chapter that are required to be completed before a move may commence. (Ord. 2596 § 2 (part), 2011; Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-080).

15.22.090 Special requirements.

- A. *Escort.* For Class I, II, III and IV moves, the structure mover shall provide an escort service for the purpose of regulating traffic along the route such building is being moved. At the discretion of the Police Department, off-duty police officers may be required to augment the escort service. Any such police or special agency escort shall be at the expense of the structure mover in addition to any other fees or deposits heretofore required. No variances of the provisions of the permit shall be permitted by the escort.
- B. *Time.* Time of the movement shall be designated by the City. Every such permit shall become and be void unless such removal shall be completed and the building removed from the public right-of-way within the time specified in the application for such permit; provided, however, that the City may extend such time when the moving of any building is rendered impractical by reason of inclemency of the weather, strikes, or other causes not within the control of the structure mover.
- C. *Lights.* No person moving any building over, upon, along or across any public street shall fail, neglect or refuse to keep a red light (or such other devices as the City may require) at all times at each corner of such building and at the end of any projection thereon while the same is located in or upon any public street.
- D. *Notice to Public Utility Companies.* Before any building shall be moved, the structure mover shall give written notice to the public utilities or agencies (electric, telephone, cable TV, etc.) designated in the application a minimum of three days in advance of the proposed move.
- E. *Traffic Control Measures.* All signs and barricades must be removed immediately upon completion of the move and traffic returned to normal operating conditions. Any City-owned equipment (traffic signals, street lights, etc.) is to be immediately restored to fully functioning condition.
- F. *Condition of Lot.* After the completion of any Class II or III move, the area or lot upon which the structure was formerly located shall be cleared of all construction debris and graded to minimize any negative impact to surrounding properties; exposed soils shall be stabilized for erosion control; sanitary sewer connections, if any exist, shall be capped at the main and marked; water meters shall be removed and the service line satisfactorily capped at the main; electrical and telephone lines shall be removed; all

hazardous conditions shall be remedied; and all trash and other materials shall be removed to the satisfaction of the Director. (Ord. 2215 § 9 (part), 2004; Ord. 2160; Ord. 2014. Formerly 20E.30.10-090).

Chapter 15.24

CLEARING, GRADING, AND STORM WATER MANAGEMENT*

Sections:

- 15.24.010 Purpose and intent.
- 15.24.020 Design, construction and maintenance – General requirements.
- 15.24.030 Director.
- 15.24.040 Issuance of permits.
- 15.24.050 Activities requiring permits.
- 15.24.055 Activities that do not require a clearing, grading, and storm water permit.
- 15.24.060 Classification of clearing, grading and storm water management construction activities.
- 15.24.070 Rough grading projects.
- 15.24.080 Requirements for design and construction.
- 15.24.082 Topographic change (cut and fill) limits.
- 15.24.084 Deviations.
- 15.24.089 Variances.
- 15.24.090 *Repealed.*
- 15.24.095 Wellhead and groundwater protection performance standards.
- 15.24.100 Enforcement – Authorization.
- 15.24.110 Inspection.
- 15.24.120 Stop work orders.
- 15.24.130 Suspension or revocation of permit.
- 15.24.140 Penalty for violation.
- 15.24.150 Restoration.
- 15.24.160 Notification of noncompliance.
- 15.24.170 Penalties.
- 15.24.180 Processing fees.
- 15.24.190 Permit fees.
- 15.24.200 Inspection fees.

Prior legislation: Ords. 2215, 2180, 1877.

* Formerly Chapter 20E.90 RCDG.

15.24.010 Purpose and intent.

The purpose of the Clearing, Grading, and Storm Water Management Code is to: safeguard life, property, public health, and general welfare; minimize water quality degradation; prevent excessive sedimentation of or erosion by surface waters; and prevent the creation of public nuisances such as fouling of surface or groundwater. Furthermore, this section is intended to reduce impacts from land development; preserve and enhance wildlife habitat in and along surface waters; enhance the aesthetic quality of the area waters; minimize erosion; preserve trees; and preserve natural topographic features. These regulations focus on prevention of adverse impacts associated with clearing, grading and storm water activities rather than remediation of adverse impacts after they have occurred. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016; Ord. 2532 § 2 (part), 2010; Ord. 2218 § 1, 2004).

15.24.020 Design, construction and maintenance – General requirements.

- A. The design, construction, and maintenance of all clearing, grading and storm water management systems and facilities shall comply with the requirements and design standards contained in all the following documents:
1. This chapter.

2. *Repealed by Ord. 2860.*

- 3. *Repealed by Ord. 2860.*
- 4. The [latest version of the](#) Redmond Storm Water Technical Notebook, which locally adopts and modifies the Washington State Department of Ecology 2019 Storm Water Management Manual for Western Washington, (“2019 SWMMWW” for the remainder of this chapter), or its successor.
- 5. Redmond Standard Specifications and Details.
- 6. The 2019 SWMMWW.

B. The Public Works Director shall prepare and shall adopt construction specifications and details, along with design standards for clearing, grading, and storm water management, as described in the Redmond Storm Water Technical Notebook. The objective of the standards, details, and specifications shall be to control the quantity and quality of storm water produced by development and redevelopment in the City to minimize downstream impacts and protect receiving waters. The Public Works Director has the authority to make changes as local conditions warrant. The specifications, design details, Redmond Storm Water Technical Notebook, and any changes shall be made available to the public. A fee set by the Public Works Director may be charged for these documents.

C. In the case of conflicts between the documents listed in subsection [A](#) of this section, conflicts shall be resolved by applying the following order of precedence:

- 1. This chapter;
- 2. The Redmond Storm Water Technical Notebook;
- 3. Redmond Standard Specifications and Details;
- 4. The 2019 SWMMWW. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.030 Director.

For the purposes of this chapter only, “~~Director~~[Public Works Director](#)” shall mean the ~~Director of the~~Public Works ~~Department~~[Director and/or their representatives pursuant to RMC 2.64.030 or his/her designeeunless the authority is specifically assigned to another City director](#). (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.040 Issuance of permits.

- A. Regulated clearing, grading and/or storm water activity as defined in RMC [15.24.050](#) requires City approval and the issuance of the appropriate permit(s) before initiating any of the regulated activities.
- B. Speculative clearing and grading shall be prohibited.
- C. For regulated activities, “City approval” means approval of appropriate plans, prepared by the applicant’s engineer(s), indicating compliance with the requirements and design standards specified in this chapter under RMC [15.24.020](#). Approval shall be evidenced by the signature of the Public Works Director~~-or designee~~. Once plans are approved, a permit may be issued by the City. Fees for plan review and permit processing may be charged as established by separate ordinance. Issued permits shall be posted on the construction site at all times when work is underway. To ensure that the actual work in the field conforms with the approved plans, permitted activities shall be inspected by the City during construction. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.050 Activities requiring permits.

All clearing, grading or storm water management construction activities listed below require approved plans and a clear and grade or civil SITE permit(s). The thresholds are cumulative during a ~~one~~[three](#)-year period for any given site.[The assessed value of existing improvements shall be the King County Assessed value available on King County Tax Assessor’s website.](#)

- A. Clearing of 7,000 square feet of land area or more.
- B. Earthwork of 50 cubic yards or more. This means any activity which moves 50 cubic yards of earth, whether the material is excavated or filled and whether the material is brought into the site, removed from the site, or moved around on the site.

- C. Removal of 11 or more significant trees. The removal of 10 or fewer significant trees is regulated in Redmond Zoning Code Chapter [21.72](#).
- D. Any clearing or grading within a critical area or buffer of a critical area. Critical areas are defined in Redmond Zoning Code Chapter [21.64](#), Critical Areas. Any disturbance to vegetation within critical areas and their corresponding buffers is also regulated by Redmond Zoning Code Chapter [21.64](#), Critical Areas. Note that under this chapter, a clearing/grading permit for work on steep slopes must first comply with RZC [21.76.070\(E\)](#), Alteration of Geologic Hazard Areas.
- E. Any change of the existing grade by four (4) feet or more. This criterion applies to all permanent changes in grade and grade changes for extended periods of time (sixty (60) days or longer) located outside structure footprints.
- F. Any work within a native growth protection easement or area, a public easement, City-owned tract or City right-of-way. Any clearing, grading or landscaping must be approved by the Department of Public Works prior to construction.
- G. The creation or addition of new, replaced or new plus replaced hard surfaces in the amount of 2,000 square feet or more. Hard surfaces include impervious surfaces (defined in RZC [21.78](#)), green roofs and pervious pavement.
- H. Any construction of public drainage facilities to be owned or operated by the City.
- I. Any construction of private storm drainage pipes 12 inches in diameter or larger.
- J. Any modification of, or construction which affects, a privately owned/operated flow control facility or runoff treatment facility. (~~Does This does~~ not include maintenance or repair to the condition defined by previously approved plans; however, removal of uncontaminated water from the system prior to maintenance or repair is required.)
- K. Any removal of uncontaminated water from privately owned/operated flow control facility, runoff treatment, or catch basins in order to complete any maintenance or repair cited in 15.24.055.J. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2596 § 2 (part), 2011; Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.055 Activities that do not require a clearing, and grading, and storm water or civil site permit.

- A. All clearing, grading and storm water management construction activities that do not involve any of the thresholds listed above do not require a separate clearing and grading, and storm water or civil site City-approved clearing, grading and storm water management plans or a permit, but still must meet the requirements specified in RMC [15.24.020](#).
- B. Activities that do not require approved plans or permits must still provide and install sediment and erosion control and pollution prevention BMPs as necessary to protect water quality.
- C. The following activities are unregulated by this chapter even if the criteria in RMC [15.24.050](#) are exceeded: and if the activities are not part of, directly related to, or caused by new development of redevelopment projects:
 - 1. Agricultural crop management of existing farmed areas.
 - 2. Cemetery graves involving less than 50 cubic yards of excavation, and related filling per each cemetery plot.
 - 3. Public pavement maintenance such as pothole and square cut patching, overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage, shoulder grading, reshaping/regrading drainage systems, crack sealing, resurfacing with in-kind material without expanding the road prism, pavement preservation activities that do not expand the road prism, and vegetation maintenance associated with the road right-of-way (such as planter strips).

Public vegetation maintenance such as landscape maintenance and gardening, when the work is limited to the removal and/or replacement of surface material such as grass, artificial turf, weeds, and shrubs. Artificial turf removal and/or replacement is considered a maintenance practice only if the underdrain system for the turf is not disturbed, or if an underdrain system is not present, then when the ballast rock underlying the existing turf is not disturbed.

Public stormwater facility maintenance when conducted according to established current standards and procedures or when conducted according to an approved Operation and Maintenance Manual.
 - 4. Public underground utility projects including installing, maintaining, and/or upgrading an underground utility (does not include culverts) and that replace the ground surface with in-kind material or materials with similar runoff characteristics are only subject to Minimum Requirement #2, Construction Storm Water Pollution Prevention. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.060 Classification of clearing, grading and storm water management construction activities.

A. ~~Clearing, grading and storm water management activities may be reviewed as part of a building permit and/or other permit, if City-approved drawings for such activities are included under the building and/or other permit.~~A clearing, grading and storm water management permit may be considered as a component of a building permit or other permit, rather than as a separate permit, if City-approved drawings for such activities are included under the other permit.

B. The Director of Planning and Community Development shall specify what submittal and application materials are required for a complete application, including the type of submittals, the required level of detail, the minimum qualifications of preparers of technical documents, and the number of copies that must be submitted.

C. Clearing, grading and storm water management activities are classified based on type, location and timing of development activity proposed. Table 1 outlines the classifications for clearing, grading and storm water management activities and briefly reviews processing. Other City processes, approvals and permits may also be required for projects. The Director of Planning and Community Development may adjust classifications and permit processing steps for proposed projects which are shown to be in multiple classifications or are otherwise not appropriately classified under the criteria shown in Table 1 and may adjust processing steps and fees as appropriate.

D. Project Classification and Processing Table.

Table 1

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and Storm Water Management Construction*	Summary of Permit Process for Clearing, Grading and Storm Water Management Construction
Building Projects	Single-family, middle housing, commercial, industrial and multifamily construction, additions	Building Permit; and if applicable, either Clear and Grade Permit or civil SITE Permit	Clearing, grading and storm water management activities are reviewed in conjunction with the Building Permit and either Clear and Grade Permit or SITE Permit plans. Single-family and middle housing are reviewed by the Construction and Building Divisions. All other projects are reviewed and by the Development Services Division.
Development Projects	Subdivision, utility construction outside City right-of-way	Approved Civil Drawings Clear and Grade Permit or civil SITE Permit	Clearing, grading and storm water management activities are reviewed by the Development Services Division as all or part of the site improvement plans.
Right-of-Way Projects	Construction activities all or partly within the City right-of-way	Street Right-of-Way Use Permit	Clearing, grading and storm water management activities are reviewed by the Public Works Right of Way group by the Development Services Division as part of the project.
Rough Grading Projects	Clearing and/or grading of a site before all final	Rough Grading Permit	Clearing and grading activities are reviewed by the Development Services Division

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and Storm Water Management Construction*	Summary of Permit Process for Clearing, Grading and Storm Water Management Construction
	approvals of the entire project		prior to other site improvements plans. Special conditions shall be met for issuance of Rough Grading plans (see RMC 15.24.070).
Clearing and Grading Projects	Clearing and Grading only projects including landscaping project (see RMC 15.24.050 for the minimum thresholds that trigger a clearing and grading permit)	Clearing and Grading Permit	Clearing and grading activities are reviewed by the Development Services Division.

* Construction is allowed only when approved plans for clearing, grading and storm water management construction are issued with the appropriate permit listed in the table.

(Ord. 3222 § 13, 2025; Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016; Ord. 2532 § 2 (part), 2010; Ord. 2218 § 1, 2004).

15.24.070 Rough grading projects.

A. *Rough Grading Prerequisites.* The Technical Committee shall determine whether rough grading will be approved for a project. At a minimum, to obtain a Rough Grading Permit approval for a project all the following shall have been processed and have received approval:

1. Complete the first round of Coordinated Civil Review process.
2. SEPA review for the entire project completed (if required).
3. Clearing, grading and temporary erosion control construction plans.
4. Resolution of all project feasibility issues (i.e., required off-site easements, significant utility design issues, etc.).

B. *Rough Grading Application.* Upon completion of the prerequisites listed above, the following information shall be submitted, if applicable, for a rough grading application to be considered complete:

1. Rough grading drawings and supporting information stamped and signed by a professional civil engineer.
2. Clear identification of all work proposed under the rough grading application.
3. Clear identification of existing and proposed grades.
4. Clear identification of all areas that will be disturbed.
5. Identification of proposed quantity of earthwork.
6. Identification of proposed erosion control measures.
7. An erosion control plan designed in accordance with the Redmond Storm Water Technical Notebook and the Redmond Standard Specifications and Details.
8. Payment of the appropriate plan review fees.

9. Prior to issuance of Rough Grading Permits, acceptable site restoration assurance (bonding, cash deposits, etc., as specified by the Technical Committee) shall be posted with the City. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.080 Requirements for design and construction.

The City hereby adopts the thresholds, definitions, and minimum requirements, found in Appendix 1 of the Western Washington Phase II Municipal Storm Water Permit, including the mandatory provisions of the 2019 SWMMWW. Refer to the Redmond Storm Water Technical Notebook for local modifications and application of the definitions, thresholds, and minimum requirements in Redmond. Redmond Zoning Code [21.17.010.E](#) details requirements to plan for storm water management.

The ~~Director~~[Public Works Director](#) may require additional controls or modified minimum requirements for specific projects or areas based on approved interlocal agreements, approved Department Operational Policies, identified capacity limitations, significant erosion potential, or seasonal factors. The Minimum Requirements, as further described in the Redmond Storm Water Technical Notebook, are:

- A. *Repealed by Ord. 2860.*
- B. *Repealed by Ord. 2860.*
- C. Minimum Requirement 1 – Preparation of Storm Water Site Plans.
- D. Minimum Requirement 2 – Construction Storm Water Pollution Prevention Plan.
- E. Minimum Requirement 3 – Source Control of Pollution.
- F. Minimum Requirement 4 – Preservation of Natural Drainage Systems and Outfalls.
- G. Minimum Requirement 5 – On-site Storm Water Management.
- H. Minimum Requirement 6 – Runoff Treatment.
- I. Minimum Requirement 7 – Flow Control.
- J. Minimum Requirement 8 – Wetlands Protection.
- K. Minimum Requirement 9 – Operations and Maintenance. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2596 § 2 (part), 2011; Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.082 Topographic change (cut and fill) limits.

- A. Topographic change is limited in Redmond as follows:
 - 1. Within the building work area (building footprint plus a ten (10) foot buffer), this chapter does not limit temporary or permanent cuts or fills (even with the presence of significant trees).
 - 2. Outside the building work area, and where significant trees are not present, the maximum permitted vertical depth or height of a [permanent](#) cut or fill is a total of eight (8) vertical feet.
 - 3. Outside building work area, and where significant trees designated to be saved are present, grades shall not be changed within five (5) feet of the tree’s dripline.
 - 4. ~~Cut~~[Permanent cut](#) or fill slopes may not exceed 33 percent (3H:1V). Cut and fill slopes within the right-of-way may, however, be designed at (2H:1V). (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016).

15.24.084 Deviations.

- A. Deviations, referred to as adjustments by Washington Department of Ecology, are permissions granted by the Technical Committee to deviate from the storm water requirements for design and construction specified in RMC [15.24.080](#), [15.24.082](#) or in the Redmond Storm Water Technical Notebook. Deviations must provide the equivalent (or improved) level of environmental protection. Deviations are requested through application of a General Development Permit and decision by the Technical

Committee. Application for deviations must include clear written documentation to explain how the proposed deviations address the following criteria:

1. Provide substantially equivalent (or improved) environmental protection as would be provided if the standard storm water requirements were met.
2. Reflect sound engineering practices.
3. Meet the objectives of public health, safety, function and maintenance.
4. Avoid damage to other properties in the vicinity of and downstream of the proposal.

B. The Technical Committee may deny any or all of the requested adjustments, may request additional information including written documentation from qualified specialists, may approve any or all of the requested adjustments, or may approve specific parts of adjustments, either to the extent requested or to a reduced extent. All documentation is to be obtained and paid for by the applicant(s). The Technical Committee may also require peer review which, if required, is to be paid for by the applicant.

C. The Technical Committee may determine the deviation(s) requested are to be processed in accordance with Redmond Zoning Code Section [21.76.070\(AB\)\(3\)](#), Variances, and the criteria in RMC [15.24.089](#). (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016; Ord. 2596 § 2 (part), 2011; Ord. 2532 § 2 (part), 2010).

15.24.089 Variances.

A. Variances are permissions granted through the City's variance process in accordance with Redmond Zoning Code Section [21.76.070\(AB\)\(3\)](#), Variances. Variances under this title apply only to RMC [15.24.080.C, D, E, F, G, H, I, J](#), and [K](#). The criteria for approving a variance requested under this title shall include the decision criteria contained in Redmond Zoning Code Section [21.76.070\(AB\)\(3\)](#), Decision Criteria, together with the following criteria:

1. The variance may be granted by the City only when meeting the applicable standards would impose a severe and unexpected economic hardship.
2. The variance will not increase the risk to the public health and welfare, nor be injurious to other properties in the vicinity of and/or downstream or to the quality of waters of the state.
3. The variance is the least possible deviation that could be granted to comply with the intent of the Minimum Requirements detailed in the Redmond Storm Water Technical Notebook.

B. The application for a variance shall include written documentation addressing the decision criteria above and written documentation addressing the following topics:

1. The current (pre-project) use of the site, and
2. How the application of Minimum Requirements restricts the proposed use of the site compared to restrictions that existed prior to adoption of the Minimum Requirements (October 1, 2004), and
3. The possible remaining uses of the site if the variance were not granted by the City, and
4. The uses of the site that would have been allowed prior to the City's adoption of Minimum Requirements, and
5. A comparison of the estimated amount and percentage of value loss resulting from meeting the Minimum Requirements, and
6. The feasibility to alter the project so that it meets the Minimum Requirements.

C. The City shall prepare written findings of fact that address each of the six items above and that address the variance criteria. The City shall publish legal public notice of an application that requests a variance under this title and shall publish legal notice of the City's decision on the application. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016; Ord. 2596 § 2 (part), 2011; Ord. 2532 § 2 (part), 2010).

15.24.090 Relief from general design standards.

Repealed by [Ord. 2532](#).

15.24.091 Conflicts

When any provision of any other chapter of the Redmond Municipal Code or the Redmond Zoning Code conflicts with this chapter, that which provides greater public health and environmental protection, as determined by the Public Works Director shall apply unless specifically provided otherwise in this chapter.

15.24.095 Wellhead and groundwater protection performance standards.

A. *Well Construction and Operation.* Construction or decommissioning details and registration forms of any well regulated under Chapter [173-160](#) WAC and UIC wells (infiltration trenches, drywells, infiltration vaults) must be registered per WAC [173-218-070](#). Details and registration forms shall be provided to the Department of Public Works within sixty (60) days of well construction or decommissioning.

B. *Fill Material.* Placement of imported contaminated fill material is prohibited, citywide. Fill material shall not contain concentrations of contaminants that exceed cleanup standards for soil specified in WAC [173-340-740](#), Model Toxics Control Act, regardless of whether all or part of the contamination is due to natural background levels at the fill source site. Where the detection limit (lower limit at which a chemical can be detected by a specified laboratory procedure) for a particular soil contaminant exceeds the cleanup standard for soil specified in WAC [173-340-740](#), the detection limit shall be the standard for fill material quality. Fill material shall be free of construction, demolition, and land clearing waste including recycled concrete rubble and asphalt.

1. Fill materials in quantities greater than 10 cubic yards placed directly on or in the ground shall meet the following requirements:
 - a. A fill material source statement shall be provided to the Department of Public Works and shall be reviewed and accepted by the Department prior to stockpiling or grading imported fill materials at the site. The source statement shall be issued by a professional engineer, geologist, engineering geologist or hydrogeologist licensed in the State of Washington demonstrating the source's compliance with standards of the Model Toxics Control Act. The source statement shall be required for each different source location from which fill will be obtained.
 - b. Analytical results demonstrating that fill materials do not exceed cleanup standards specified in WAC [173-340-740](#) may be used in lieu of a fill material source statement, provided the regulated facility submits a sampling plan to, and which is approved by, the ~~Director~~[Public Works Director](#). The regulated facility must then adhere to the approved sampling plan, and maintain analytical data on-site and available for inspection for a minimum of five years from the date that the fill was accepted.
2. The ~~Department of Public Works~~[Public Works Director](#) may accept a fill material source statement that does not include results of sampling and analysis of imported fill if it determines that adequate information is provided indicating that the source location is free of contamination. Such information may include, but is not limited to:
 - a. Results of field testing of earth materials to be imported to the site with instruments capable of detecting the presence of contaminants; or
 - b. Results of previous sampling and analysis of earth materials to be imported to the site.
3. A fill material source statement is not required if documents confirm that imported fill will be obtained from a Washington State Department of Transportation approved source.
4. The Public Works [Director](#) shall have the authority to require corrective measures regarding noncompliant fill materials, including independent sampling and analysis, if the property owner or operator fails to accomplish such measures in a timely manner. The property owner or operator shall be responsible for any costs incurred by the City in the conduct of such activities.

C. *Cathodic Protection Wells.* Designs for cathodic protection wells shall be submitted to the City for review and approval prior to initiation of drilling. Cathodic protection wells shall be constructed such that the following do not occur:

1. Vertical cross-connection of aquifers normally separated by confining units;
2. Migration of contaminated surface water along improperly sealed well borings or casings;
3. Introduction of electrolytes or related solutions into the subsurface; and

4. Any of the above conditions caused by improperly abandoned cathodic protection wells that are no longer in use.

D. *Underground Hydraulic Elevator Cylinders.* All underground hydraulic elevator pressure cylinders shall be encased in an outer plastic casing constructed of Schedule 40 or thicker-wall polyethylene or polyvinyl chloride (PVC) pipe, or equivalent. The plastic casing shall be capped at the bottom, and all joints shall be solvent- or heat-welded to ensure water tightness. The neck of the plastic casing shall provide a means of inspection to monitor the annulus between the pressurized hydraulic elevator cylinder and the protective plastic casing. Vegetable oil shall be used for hydraulic fluid in elevator cylinders. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016; Ord. 2532 § 2 (part), 2010; Ord. 2257 § 1, 2005).

15.24.100 Enforcement – Authorization.

The ~~Director~~Public Works Director is authorized and directed to enforce all the provisions of this chapter. For such purpose, the ~~Director~~Public Works Director may appoint officers, inspectors, assistants and other employees as needed from time to time. The ~~Director~~Public Works Director may authorize such employees, as may be necessary, to carry out the duties and functions of that office. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016; Ord. 2532 § 2 (part), 2010; Ord. 2218 § 1, 2004).

15.24.110 Inspection.

The ~~Director~~Public Works Director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter or whenever the ~~Director~~Public Works Director has reasonable cause to believe that any land is being used in violation of this chapter. Inspections shall be made as follows:

A. As a condition of any permit issued for activity covered by this chapter, the property owner shall be required to consent to entry upon the land by the ~~Director~~Public Works Director at all reasonable times to inspect the same or to perform any duty imposed upon the ~~Director~~Public Works Director by this chapter. If the land is occupied, the ~~Director~~Public Works Director shall first present proper credentials and request entry. If the land is unoccupied, a reasonable effort shall be made to locate the owner or other persons at the site who are in apparent charge or control of the land and demand entry. If no person is located, the ~~Director~~Public Works Director may enter said property and shall, with due diligence, make attempts to notify the owner, occupant, or other person having charge within a reasonable amount of time.

B. Where the ~~Director~~Public Works Director has reasonable grounds to believe that activities for which a permit is required by this chapter are being conducted without a permit on land within the City, the ~~Director~~Public Works Director may seek to inspect the land and such activity. If the land is occupied, the ~~Director~~Public Works Director shall first present proper credentials and request entry for inspection. If the land is unoccupied, a reasonable effort shall be made to locate the owner or other persons at the site in apparent charge or control of the land and request entry for inspection. If no person is located, or if entry is refused, the ~~Director~~Public Works Director may request the assistance of the City Attorney, City Prosecutor or Police Department regarding access. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016; Ord. 2532 § 2 (part), 2010; Ord. 2218 § 1, 2004).

15.24.120 Stop work orders.

A. Whenever any activity is being done contrary to the provisions of this chapter, the ~~Director~~Public Works Director may order the work stopped by notice verbally or in writing served on any persons engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the ~~Director~~Public Works Director to proceed with the work.

B. The ~~Director~~Public Works Director may suspend work on any project during periods of inclement weather to reduce actual or potential erosion and/or sedimentation. Such a period may involve days or weeks during storm events or may, at the discretion of the ~~Director~~Public Works Director, involve the entire rainy season (October 1 through April 30).

C. Outside the rainy season (May 1 through September 30), the ~~Director~~Public Works Director may order work stopped because of inadequate temporary erosion/sedimentation controls. In such cases, a revised temporary erosion/sediment control plan (including but not limited to addition of or additional phasing) shall be submitted to the City for review. Once approved and implemented, the ~~Director~~Public Works Director shall lift the stop work order and work can continue.

D. During the rainy season (October 1 through April 30), The ~~Director~~Public Works Director may require a Wet Weather Plan, a Seasonal Suspension Plan, and an updated temporary erosion and sediment control plan be submitted to the City for review and approval by September 30. The Redmond Storm Water Technical Notebook details which plans apply to which projects. The ~~Director~~Public Works Director may order work stopped because of inadequate temporary erosion/sediment controls during the

rainy season. In such a case, the wet weather plan and temporary erosion/sediment control plan will be reviewed, updated and implemented to control erosion and/or sedimentation. If deemed necessary the City may suspend work through the rainy season and require implementation of the seasonal suspension plan. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.130 Suspension or revocation of permit.

The ~~Director~~[Public Works Director](#) may suspend or revoke a permit whenever the permit is issued on the basis of incorrect information supplied, approved plans are not accurately reflective of actual field conditions, or the work is being done contrary to, or in violation of, any pertinent ordinance, regulation, procedure or permit. Upon receipt of a timely appeal under Redmond Zoning Code Chapter [21.76](#), suspension or revocation shall be stayed pending decision on the appeal; provided, that such a stay shall not affect any stop work order issued by the ~~Director~~[Public Works Director](#). (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2596 § 2 (part), 2011: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.140 Penalty for violation.

All violations of this chapter, including hazards and failure to comply with terms of the clearing/grading permit and conditions, are determined to be detrimental to the public health, safety, and welfare and declared to be public nuisances. All such violations are also criminal gross misdemeanors and punishable as provided in RMC [1.01.110](#). All conditions that, after inspection, have been determined by the ~~Director~~[Public Works Director](#) to render any site or portion thereof to be used or maintained in violation of the section, shall be abated. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.150 Restoration.

Any work not done in compliance with this chapter or any permit issued pursuant thereto or with any other section of the Redmond Zoning Code may be required by the ~~Director~~[Public Works Director](#) to be removed or restored to as near pre-project original condition as possible in the sole opinion of the ~~Director~~[Public Works Director](#). Such restoration may include, but shall not be limited to, the following:

- A. Filling, stabilizing and landscaping with vegetation similar to that which was removed, cuts or fills;
- B. Planting and maintenance of trees of a size that will reasonably assure survival and that replace functions and values of removed trees; and
- C. Reseeding and landscaping with vegetation similar to that which was removed, in areas without significant trees where bare ground exists. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2596 § 2 (part), 2011; Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.160 Notification of noncompliance.

- A. If, while fulfilling their responsibility under this chapter, the inspector, the engineer, the soil engineer, the engineering geologist or the testing agency finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the ~~Director~~[Public Works Director](#). Recommendations for corrective measures, if necessary, shall be submitted upon request of the ~~director~~[Public Works Director](#).
- B. The appropriate clearing, grading or storm water management permit (see RMC [15.24.060](#)) shall be required regardless of any permit issued by any other department or agency that may be interested in certain aspects of the proposed work. Where work for which a permit is obtained by this chapter is started or proceeding before obtaining such a permit, the work shall be stopped, and the violator shall be subject to such penalties as provided in this chapter. However, the payment of such penalties shall not relieve any person from fully complying with the requirements of this chapter in the execution of the work nor any other penalties prescribed thereon.
- C. The ~~Director~~[Public Works Director](#) may require that the approved activity, operations and project designs be modified if delays occur which incur weather-generated problems not apparent at the time the permit was issued. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.170 Penalties.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, the work shall be stopped at the discretion of the Public Works Director, and a special investigation shall be made before a permit may be issued for such work. Work shall not commence during the investigation other than restoration, work on pollution control measures or stabilization approved by the Public Works Director. An investigation fee, in addition to the permit fee, shall may be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law~~The investigation fee shall be equal to the amount of the permit fee required by the code. The minimum investigation fee shall be the same as the minimum fee set forth in the standard clearing and grading fee for permit application. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code~~ nor from any penalty prescribed by law. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.180 Processing fees.

- A. Clearing and grading and storm water management fees shall be determined by the ~~Director~~Public Works Director, and upon approval by the City Council shall be made available to the public.
- B. Before accepting a set of plans and specifications for checking, the ~~Director~~Public Works Director shall collect a plan-checking fee. Separate permits and fees shall apply to retaining walls or major drainage structures as required by the Uniform Building Code. There shall be no separate charge for standard terrace drains and similar facilities. The amount of the plan-checking fee for clearing/grading plans shall be as set forth in the schedule of fees adopted pursuant to Redmond Zoning Code Chapter [21.76](#), Review Procedures. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2596 § 2 (part), 2011: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.190 Permit fees.

- A. A fee for each clearing, grading or storm water management permit shall be paid to the ~~Director~~Public Works Director as set forth in the fee schedule adopted pursuant to Redmond Zoning Code Chapter [21.76](#), Review Procedures.
- B. Permits may be extended, before their expiration, for up to a total of one year. Inspection fees shall be paid before the start or extension of work and are required for the duration of the project. An additional fee may be charged for processing of a permit extension. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2596 § 2 (part), 2011: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

15.24.200 Inspection fees.

A fee for each clearing, grading or storm water management construction inspection shall be paid to the ~~Director~~Public Works Director as set forth in the fee schedule adopted pursuant to Redmond Zoning Code Chapter [21.76](#), Review Procedures. (Ord. 3081 § 2, 2022; Ord. 2860 § 3 (part), 2016: Ord. 2596 § 2 (part), 2011: Ord. 2532 § 2 (part), 2010: Ord. 2218 § 1, 2004).

**Chapter 15.26
WILDLAND-URBAN INTERFACE CODE**

Sections:

- 15.26.010 Short title.**
- 15.26.020 Adoption.**
- 15.26.030 Public inspection.**
- 15.26.040 Deletions.**
- 15.26.050 Amendments.**
- 15.26.060 Penalties for violations.**

15.26.010 Short title.

This chapter and amendments hereto shall constitute the “Wildland-Urban Interface Code” of the City and may be cited as such. (Ord. 3148 § 7, 2024).

15.26.020 Adoption.

The 2021 edition of the International Wildland-Urban Interface Code (WUI) as published by the International Code Council is hereby adopted by reference with the exceptions noted in WAC Chapter [51-55](#). (Ord. 3148 § 7, 2024).

15.26.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public. (Ord. 3148 § 7, 2024).

15.26.040 Deletions.

There are no deletions to the Wildland-Urban Interface Code. (Ord. 3148 § 7, 2024).

15.26.050 Amendments.

There are no amendments to the Wildland-Urban Interface Code. (Ord. 3148 § 7, 2024).

15.26.060 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC [1.01.110](#) and RMC Chapter [1.14](#), as said section currently exists or is hereafter amended, modified or recodified. (Ord. 3148 § 7, 2024).

Chapter 15.28
PUBLIC WORKS CONSTRUCTION PROJECTS – APPRENTICE REQUIREMENTS

Sections:

- [15.28.010 Definitions.](#)
- [15.28.020 Use of apprentices required for public works.](#)
- [15.28.030 Administration.](#)
- [15.28.040 EAP utilization plan.](#)
- [15.28.050 Exceptions and waivers.](#)
- [15.28.060 Monitoring.](#)
- [15.28.070 Reporting.](#)

Code reviser’s note: Ord. [3159](#) adds the provisions of this chapter as Chapter 15.26. The chapter has been editorially renumbered to prevent duplication of numbering.

15.28.010 Definitions.

A. Where used in this chapter, unless the context clearly requires otherwise, the following terms shall have the meaning and construction set forth herein:

“Apprentice” means an apprentice enrolled in a state-approved apprenticeship training program.

“Contractor” means a person, corporation, partnership, limited liability company, or joint venture entering into a contract with the City to construct a public work.

“Labor hours” refers to the total number of hours worked by workers receiving an hourly wage who are directly employed on the site of the public work and who are subject to state or federal prevailing wage requirements. “Labor hours” shall also include hours worked by workers employed by subcontractors on the site of the public work, and shall include additional hours worked as a result of a contract or project adjustment or pursuant to an agreed-upon change order.

“EAP Coordinator” refers to the person designated by the Public Works Director to administer and coordinate the employee apprenticeship program.

“EAP utilization plan” refers to the plan for utilization of apprenticeship labor in a public work project that meets the requirements of RMC [15.28.040](#).

“Employee apprenticeship program (EAP)” refers to the requirements of this chapter and any administrative regulations applicable thereto.

“Estimated cost” shall mean the anticipated cost of a public work, as determined by the City, based upon the expected costs of materials, supplies, equipment, and labor, but excluding taxes and contingency funds.

“Notice to proceed” refers to the written authorization to the contractor under the public work contract to commence work.

“Public work” refers to all City funded construction projects that constitute a public work pursuant to RCW [39.04.010](#) as now or hereafter amended and have an estimated cost of one million dollars or more.

“State-approved apprenticeship program” means an apprenticeship program approved or recognized by the Washington State Apprenticeship and Training Council.

“Subcontractor” means a person, corporation, partnership, limited liability company, or joint venture that has contracted with the contractor to perform all or part of the work to construct a public work by a contractor. (Ord. 3159 § 2, 2024).

15.28.020 Use of apprentices required for public works.

Apprentices shall be utilized on the construction of all public works with an estimated cost of one million dollars or more in accordance with this chapter. (Ord. 3159 § 2, 2024).

15.28.030 Administration.

A. *Apprenticeship Program Goal.* All contractors and subcontractors constructing or involved with the construction of public works, and all service providers involved with the construction of a public work, shall ensure that no less than 15 percent of the labor hours be performed by apprentices.

B. *Contract Requirements.* Contracts for such construction projects shall include provisions detailing the apprentice labor requirements.

C. *Call for Bids.* All Calls for Bids issued by the City for public works requiring the use of apprentices shall state the apprenticeship requirements. All bids submitted shall be based on the use of apprentices at the required level. The bid form submitted by each bidder shall contain confirmation by the bidder that the bidder’s proposal includes the use of apprentices at the required level.

D. *Submission of EAP Utilization Plan.* All contractors shall submit an EAP utilization plan and shall meet with the EAP Coordinator to review said EAP utilization plan prior to being issued a notice to proceed. Failure to submit an EAP utilization plan may be grounds for the City to withhold remittance of a progress payment until such plan is received from the responsible contractor. A meeting with the EAP Coordinator prior to issuance of a notice to proceed shall be excused only when the EAP Coordinator is unavailable to meet prior to the scheduled date for issuance of the notice to proceed and the contractor and the EAP Coordinator have otherwise scheduled a meeting for the Coordinator to review the contractor’s plan. The contractor shall be responsible for meeting the EAP

utilization goal requirements of the contract, including all amendments and change orders thereto, and shall be responsible for overall compliance for all hours worked by subcontractors. To the extent possible, the contractor shall recruit apprentices from multiple trades or crafts. (Ord. 3159 § 2, 2024).

15.28.040 EAP utilization plan.

- A. The EAP utilization plan shall meet the following requirements:
1. Shall be submitted on forms prepared or approved by the EAP Coordinator;
 2. Shall specify the planned labor hours for each trade or craft;
 3. Shall provide for quarterly reports, as well as a final report, indicating the total labor hours and the apprenticeship hours utilized by the contractor and all subcontractors on the project; and
 4. Shall include a description of how the contractor will satisfy the EAP utilization goal on the particular public work project and include a summary of outreach and recruitment procedures to hire apprentices to work on the project. (Ord. 3159 § 2, 2024).

15.28.050 Exceptions and waivers.

- A. During the term of a construction contract subject to this chapter, the Public Works Director may reduce or waive the apprentice labor hour goals upon ~~his or her~~their determination that:
1. The contractor has demonstrated a good faith effort to comply with the requirements of this chapter but remains unable to fulfill the goal;
 2. The contractor has demonstrated that there is a lack of availability of apprentices in the Redmond, WA geographic area to meet the EAP utilization goals;
 3. The reasonable and necessary requirements of the contract render apprentice utilization infeasible at the required levels;
 4. There exists a disproportionately high ratio of material costs to labor hours, which does not make feasible the required minimum level of apprentice participation;
 5. To the extent that apprentice labor hour goals are in conflict with funding agreements in place, including federal aid projects, in connection with the public work; or
 6. For reasons deemed appropriate by the Public Works Director, approved by City Council, and not inconsistent with the purpose and goals of this chapter. (Ord. 3159 § 2, 2024).

15.28.060 Monitoring.

The Public Works Director shall implement a system for monitoring the actual use of apprentices in construction projects subject to this chapter. Such monitoring shall include identifying individual apprentices by name and Washington State apprenticeship registration number; reviewing documents provided by the contractor showing total apprentice labor hours; determining the apprentice hours worked by minorities and women, and as available, persons with disabilities and economically disadvantaged youth; and assessing whether the contractor has complied with the apprenticeship requirement established in its contract. (Ord. 3159 § 2, 2024).

15.28.070 Reporting.

- A. The Public Works Director shall report to the City Council annually upon the use of apprentices for public work projects. The report shall include, to the extent it is available:
1. The percentage of labor hours actually worked by apprentices on each project and the total number of labor hours on each project;
 2. The number of apprentices by contractor broken down by trade and craft category; and

3. The number and percentage of minorities, women, persons with disabilities and disadvantaged youth utilized as apprentices on each project. (Ord. 3159 § 2, 2024).

Chapter 15.30
CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND REUSE

Sections:

- 15.30.010 Definitions.**
- 15.30.020 Purpose and intent.**
- 15.30.030 Applicability for covered projects.**
- 15.30.040 Requirements.**
- 15.30.050 Exemption.**
- 15.30.060 Enforcement and penalties.**

15.30.010 Definitions.

The following definitions shall apply:

“Banned Materials” means materials banned from disposal in landfills by King County construction and demolition receiving facilities, as identified by King County.

“Certified Deconstruction Contractor” means licensed contractor having at least one current employee who has successfully completed a deconstruction certification program recognized by King County.

“Certified salvage verifier” means an independent person, company or agency approved by the King County Solid Waste Division, or designee, deemed capable to prepare a deconstruction and salvage assessment.

“City-Sponsored” project means a project constructed or administered by the City (including demolition and deconstruction projects).

“Construction and Demolition Material (C&D material)” refers to building materials and solid waste resulting from construction, remodeling, repair, cleanup, or demolition operations, which are not dangerous as defined in RCW [70A.300.010](#). C&D materials include, but are not limited to: asphalt, concrete, Portland cement concrete, brick, lumber, gypsum wallboard, cardboard, and other associated packaging, roofing material, ceramic tile, carpeting, plastic pipe, and steel. The material may be commingled with rock, soil, tree stumps, and other vegetative matter resulting from land clearing and landscaping for construction or land development projects.

“Construction and Demolition (C&D) Material Recovery Facility (MRF)” means a facility that receives only C&D material, in which the residual (disposed) amount of waste in the material is less than 10 percent of the average weight of material separated for reuse received by the facility over a one-month period.

“Covered Project” refers to residential, commercial, and City-sponsored deconstruction, demolition, renovation, and construction projects and shall be further defined by the thresholds set forth in RMC [15.30.030](#): Applicability for covered projects.

“Deconstruction” means the systematic disassembly of a building, and the subsequent return to commerce and reuse of a substantial percentage of salvaged materials, with a secondary purpose of recycling the remaining materials. Heavy machinery may be used in the deconstruction process.

“Deconstruction and salvage assessment” means a document summarizing the building components of an existing building that, if removed, have potential to be reused. This assessment shall be signed by the owner or authorized agent and serve as an affidavit stating that the project shall be executed in compliance with the requirements of this code.

“Demolition” means the process of razing, relocating, or removing an existing building or structure, or a portion thereof.

“Designated Facility” or “King County Designated Facility” means a designated facility is either a Construction and Demolition Debris Material Recovery Facility (MRF) or a privately owned transfer station that has a signed agreement with King County that permits it to accept mixed C&D debris and waste C&D debris from jobsites located within the county’s jurisdiction.

~~“Director~~[Public Works Director,](#)” unless otherwise specified, shall be the ~~Director of~~Public Works [Director and/or their representatives pursuant to RMC 2.64.030](#)~~or his/her designated representative.~~

“Disposal” means the discharge, deposit, injection, dumping, leaking, or placing of any solid waste into or on any land or water.

“Diversion/Divert” means to use material for any reuse or recycling purpose other than disposal in a landfill or for use as fuel.

“Project” means any activity that requires a building or demolition permit or any similar permit from the City.

“Recycling” means the process of collecting, sorting, cleansing, treating, and reconstituting materials for the purpose of using the altered form in the manufacture of a new product. Recycling does not include burning, incinerating, or thermally destroying solid waste.

“Reuse” means the return of a commodity into the economic stream for use.

“Salvage” means the recovery of C&D building materials and components from a building or building site in order to increase the reuse or repurpose potential of these materials and decrease the amount of material being sent to the landfill. Salvaged material may be sold, donated, or reused on site.

“Solid waste” or “wastes” means all putrescible and non-putrescible solid and semisolid wastes, except wastes identified in WAC [173-350-021](#) (Determination of Solid Waste), including, but not limited to, garbage, rubbish, ashes, industrial wastes, commercial waste, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, contaminated soils and contaminated dredged material, discarded commodities and recyclable materials.

“Source Separated Materials” means materials that are sorted at the site of generation by individual material types, including commingled recyclable materials, for the purpose of recycling.

“Volume-to-Weight Conversion Rate” means the rate set forth in the standardized conversion rate table approved by the City, pursuant to this chapter, for use in converting the volume of materials identified in the waste management plan to weight.

“Waste diversion plan” means a plan prepared in a format approved by the City and submitted to the City by the generator, including but not limited to the property owner or demolition contractor, for an eligible demolition project.

“Waste Diversion Report” means a report to the City of the material from the project meeting the requirements of RMC [15.30.040.B](#). Reporting.

“Waste Hauler” means a company that possesses a valid permit from an authorizing governmental body to collect and transport solid wastes from individuals or businesses for the purpose of recycling or disposal under the City of Redmond’s name.

“Waste Management Plan (WMP)” means a completed waste management plan form, approved by the City and county for the purpose of compliance with this chapter, submitted by the applicant for any covered or non-covered project. (Ord. 3162 § 2, 2024).

15.30.020 Purpose and intent.

- A. Prevent disposal of valuable reusable materials through the following methods.
1. Ensure construction and demolition projects are sending materials of value to King County designated C&D material recovery facilities;
 2. Require salvage assessments are conducted before every demolition project to highlight the value and market for the material being created by the demolition, and encourage deconstruction as an alternative to demolition;
 3. Require tonnage and destination of generated C&D materials to be reported to the City from all covered projects. (Ord. 3162 § 2, 2024).

15.30.030 Applicability for covered projects.

- A. *Applicability.*
1. These regulations shall apply to all residential, commercial, and City-sponsored deconstruction, demolition, renovation, and construction projects 200 square feet or greater in area. Projects that do not qualify as a “work exempt from permit” as determined by the City are not exempt from these regulations. All City-sponsored projects shall be considered covered projects, unless specifically exempted, regardless of whether a building or demolition permit is required.
 2. All covered demolition and deconstruction projects must obtain a salvage and deconstruction assessment from a King County certified salvage verifier.

B. *Transparent Communication.* The requirements of this section shall be clearly communicated on all City-issued permit applications for deconstruction, demolition, renovation, and construction permits. All such applications shall include a required signature box allowing applicants to confirm they have reviewed the requirements. (Ord. 3162 § 2, 2024).

15.30.040 Requirements.

A. *Diversion.* All banned materials shall be diverted from disposal per King County Code 10.30.020.

Mixed construction and demolition waste shall be sent to a material recovery facility (MRF) designated under King County Code 10.30.020.

B. *Reporting.* Documents to be Submitted to the City of Redmond:

1. At application for a demolition permit, the owner or authorized agent shall submit one or more of the following documents:
 - a. Deconstruction and salvage assessment. Exception: Projects that include only new construction.
 - b. A statement of compliance with either the regulations of the Puget Sound Clean Air Agency regarding asbestos identification, notification, and abatement; or the Washington Department of Labor and Industries asbestos project notice of intent.
2. Prior to Certificate of Occupancy or permit passing final inspection, the owner or authorized agent shall submit a completed waste diversion report to the City of Redmond along with the following documentation:
 - a. Receipts for materials taken to be recycled or landfilled. Receipts shall be provided for C&D material recycled or disposed at each designated facility that received material for processing or transfer, and shall include the following information:
 - i. The weight of each load,
 - ii. Whether the material was disposed in a landfill or diverted for reuse, recycling, or beneficial use,
 - iii. Permit number or site address, and
 - iv. The date materials were accepted by the receiving facility.
 - b. Receipts for materials that were salvaged. Receipts shall be submitted for construction and demolition material that was salvaged for reuse that show:
 - i. The weights or quantity of each material,
 - ii. Permit number or site address
 - iii. The receiving location, and
 - iv. The date materials were accepted at the receiving location.

Exception: When a receipt cannot be obtained, a signed statement from the receiving location and photo documentation shall be provided. If the receipt provides information for multiple projects, the permit number or address and the amount of material for each project must be clearly identified.
 - c. Any additional information needed to support claims of compliance.
3. When the required documentation is not able to be provided, a notarized affidavit of compliance may be allowed as proof of diversion.
4. Where shared construction and demolition collection containers are used by two or more permitted projects, a final waste diversion report may be substituted for periodic waste diversion reports on a submittal schedule determined by the Director.
5. Tonnages shall be submitted using City-approved forms, which may include online submittal.

C. *Salvage Assessment.* All covered demolition projects must obtain a salvage and deconstruction assessment from a King County certified salvage verifier.

D. *Weighing of Wastes.* Permit applicants shall ensure that all C&D material, both diverted and landfilled, is measured, and recorded using best management practices. To the extent practical, all C&D material shall be weighed on scales. Such scales shall comply with all state and county regulatory requirements for accuracy and maintenance. To measure C&D materials for which weighing is not

practical due to their small size or other considerations, a volumetric measurement shall be used. For the conversion of volumetric measurements to weight, the applicant shall use standardized volume-to-weight conversion rates, per material type, as set forth in the standardized conversion rate table approved by the City pursuant to this chapter.

E. *City-Sponsored Projects*. All City-sponsored deconstruction, demolition, renovation, or construction projects shall require City contractors to submit a Waste Diversion Plan identifying where materials will be taken for salvage, reuse, recycling, or disposal. A report shall be submitted listing the final, measured weight, by destination, of all such materials transported, and shall use City-approved forms, which may include online submittal. (Ord. 3162 § 2, 2024).

15.30.050 Exemption.

A. *Application*. If an applicant believes it is infeasible to comply with the requirements of this chapter due to the circumstances delineated in this Section, the applicant may apply for an exemption. Exemptions may be granted based on the unsuitability of materials for recycling (such as burned materials, disaster-generated materials, etc.), necessity to remove material promptly due to threat to human health or the environment, or other extenuating circumstances.

B. *Granting of Exemption*. If the City determines that it is infeasible for the applicant to meet the reporting or deconstruction and salvage assessment requirement due to the above considerations, the applicant shall determine the maximum feasible diversion rate for each material and shall indicate this rate on the Waste Diversion Report they submit.

C. *Denial of Exemption*. Upon a denial by the City, the applicant shall have 10 business days from the time of denial to file an appeal, and 30 days from the time of denial to resubmit an approach to achieving full compliance. If the applicant fails to resubmit, or if the resubmittal is inadequate to achieve full compliance, the City shall deny any requested permits or permission to proceed with the project. (Ord. 3162 § 2, 2024).

15.30.060 Enforcement and penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof, at the discretion of the Building Official, shall be subject to the enforcement and penalties provided in RMC Chapter [1.14](#). (Ord. 3162 § 2, 2024).

The Redmond Municipal Code is current through Ordinance 3223, passed June 17, 2025.

Disclaimer: The City Clerk's Office has the official version of the Redmond Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.redmond.gov](http://www.redmond.gov)

[Hosted by General Code.](#)