

# City of Redmond



## Agenda

**Tuesday, May 18, 2021**

**4:30 PM**

**Remote Viewing: [Redmond.gov/rctlive](https://redmond.gov/rctlive), Facebook (@CityofRedmond),  
Comcast Channel 21, Ziply Channel 34, or listen at 510-335-7371**

### **Committee of the Whole - Public Safety**

#### **Committee Members**

*Varisha Khan, Presiding Officer*

*Jeralae Anderson*

*David Carson*

*Steve Fields*

*Jessica Forsythe*

*Vanessa Kritzer*

*Tanika Kumar Padhye*

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**AGENDA**

1. Code Proposal for Non-Conforming Fire Damaged Structures and Adult Family Homes [CM 21-205](#)

[Attachment A: Non-Conforming Structure Code - Proposed Amendment](#)

[Attachment B: Chapter 15.06 RMC - Proposed Amendment Language](#)

*Department: Fire, 10 minutes*

*Requested Action: Consent, TBD*

2. Fire Save versus Loss Report (Q1, 2021) [CM 21-204](#)

[Attachment A: Fire Save v. Loss \(Q1, 2021\)](#)

*Department: Fire, 15 minutes*

*Requested Action: Information Only*



## Memorandum

**Date:** 5/18/2021

**Meeting of:** Committee of the Whole - Public Safety

**File No.** CM 21-205

**Type:** Committee Memo

**TO:** Committee of the Whole - Public Safety

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Fire	Adrian Sheppard, Fire Chief	425-556-2201
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**DEPARTMENT STAFF:**

Fire	Todd Short	Acting Deputy Chief
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**TITLE:**

Code Proposal for Non-Conforming Fire Damaged Structures and Adult Family Homes

**OVERVIEW STATEMENT:**

Additional code language to require fire sprinklers in fire damaged structures and high-risk occupancies.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
N/A
- **Council Request:**  
Committee of the Whole - Public Safety on April 20, 2021; requested policy/code options to increase fire and life safety in non-conforming multi-family structures.
- **Other Key Facts:**  
Recent fire event at Sixty-01 condominiums and recent awareness of neighboring jurisdiction code language on Adult Family Homes.

**OUTCOMES:**

The additional requirements to provide fire sprinklers in non-conforming fire damaged residential structures will increase fire and life safety in structures impacted by fire damage. Rebuilding with fire sprinklers will bring the damaged

units into compliance with the current fire code thus eliminating the non-conforming status. Life safety increases and future devastation from fire damage is prevented or at a minimum mitigated. Sustainability increases with fire damage mitigation and fire responses are achieved with much less staffing, water, and time on scene.

Adult family homes provide care for up to six people within a one- or two-family home. The structure if built after 2007 will have fire sprinklers installed and this provides a significant benefit to those that utilize these care facilities. The code proposal addresses fire and life safety for all new applications of adult family homes by requiring the structure to have residential fire sprinklers installed. The code proposal is not impacting existing adult family home facilities.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
During the last two weeks of May 2021.
- **Outreach Methods and Results:**  
Scheduled meetings with stakeholders and partners either during normal regular meetings or by invitation to attend special meetings.
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
N/A

**Approved in current biennial budget:** ☐ Yes ☐ No ☒ N/A

**Budget Offer Number:**  
N/A

**Budget Priority:**  
N/A

**Other budget impacts or additional costs:** ☐ Yes ☐ No ☒ N/A

**If yes, explain:**  
N/A

**Funding source(s):**  
N/A

**Budget/Funding Constraints:**  
N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

None

**ANTICIPATED RESULT IF NOT APPROVED:**

Continued inability to fire sprinkler damaged units when fire incidents occur. Continued fire and life safety risk for new applications for adult family homes that do not have fire sprinklers installed.

**ATTACHMENTS:**

Attachment A Non-Conforming Structure Code - Proposed Amendment  
Attachment B Chapter 15.06 RMC - Proposed Amendment Language

# Proposed Amendment for Non-Conforming Structures

May 18, 2021

Todd Short, Acting Deputy Chief



# Purpose

## *Observations from Sixty-01 Incident Debrief*

- Fire damaged structures are rebuilding without fire sprinklers
- Consider new code language to require fire sprinkler installation for fire damaged structures when they rebuild

## *Recent code adoption by regional partner*

- Consider new code language to address fire and life safety in new applications for adult family homes



# Code Proposal – Fire Damaged Structures

- RMC 15.06.024

- Reduce 60% to 50% of assessed value in fire damage to require fire sprinklers
- Adding a requirement based upon the number of multi-family units that have displaced occupants (50% or more)
- Utilize the concept of fire area in fire damaged non-conforming code
  - **FIRE AREA.** The aggregate floor area enclosed and bounded by *fire walls*, *fire barriers*, *exterior walls* or *horizontal assemblies* of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above. (2018 IFC)





# Fire-Damaged Structures Rebuilding



Aerial view of Fireside Apartments

## Structure Fire at the Fireside Apartments

- May 23, 2019
- Permit application submitted on 5/11/2020 for exterior alteration on Building C, Units 1-4.
  - Permit value: \$297,629
  - 42% of portion valuation
- 2019 Assessed Improvement Value:
  - \$2,819,400 Building (\$704,850 each portion)
- 4 units displaced



Photo from Inc# 19-04620



# Fire-Damaged Structures Rebuilding



Aerial view of Sixty-01 Village

## Structure Fire at Sixty-01

- March 12, 2021
- Permit application for repairs has not been submitted yet
- 2020 Assessed Improvement Value:
  - \$8,243,000 Building
- 9 units displaced



Photo from Inc# 21-01988

# Code Proposal - Adult Family Home

- Provide care for up to 6 people within a one- or two- family home
- One of the highest risk occupancies is when the home does not have fire sprinklers
- Recent code adoption by regional partner requires fire sprinklers for new applications
- Proposed language is [15.06.013: Section 102.5](#)



# Thank you

Any Questions?



### **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.

B. When a nonconforming structure has been destroyed, damaged, or incurred a loss equal to or greater than ~~60~~ 50 percent of its assessed value or equal to or greater than 50% of multi-family residential units have displaced occupants it shall comply with the requirements of RMC [15.06.015](#) and [15.06.016](#).

C. 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.D.~~ 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. (Ord. 3008 § 2, 2020; Ord. 2957 § 8 (part), 2019; Ord. 2530 § 2 (part), 2010).

### **15.06.013 Amendments.**

A. The following are modifications or amendments to the International Fire Code, 2018 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 Section 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 105.7 apply.
2. Administrative, operational and maintenance provisions of this code shall apply.



## Memorandum

**Date:** 5/18/2021

**Meeting of:** Committee of the Whole - Public Safety

**File No.** CM 21-204

**Type:** Committee Memo

**TO:** Committee of the Whole - Public Safety

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Fire	Adrian Sheppard, Fire Chief	425-556-2201
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**DEPARTMENT STAFF:**

Fire	Rich Gieseke	Acting Fire Marshal
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**TITLE:**

Fire Save versus Loss Report (Q1, 2021)

**OVERVIEW STATEMENT:**

This presentation provides a summary of fire incidents and an overview of fires investigated during the first quarter of 2021.

☐ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**
  - This information is intended to provide the Public Safety Committee with metrics regarding fire incidents and fire investigations that occurred during the first quarter of 2021.
  - This is a recurring quarterly report.

**OUTCOMES:**

N/A

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
N/A

**Approved in current biennial budget:** ☐ Yes ☐ No ☒ N/A

**Budget Offer Number:**  
N/A

**Budget Priority:**  
N/A

**Other budget impacts or additional costs:** ☐ Yes ☐ No ☒ N/A

*If yes, explain:*  
N/A

**Funding source(s):**  
N/A

**Budget/Funding Constraints:**  
N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A



**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: Fire Save v. Loss (Q1, 2021)

# Fire Summary Report

## Save vs. Loss Q1-2021

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Committee of the Whole – Public Safety

May 18, 2021



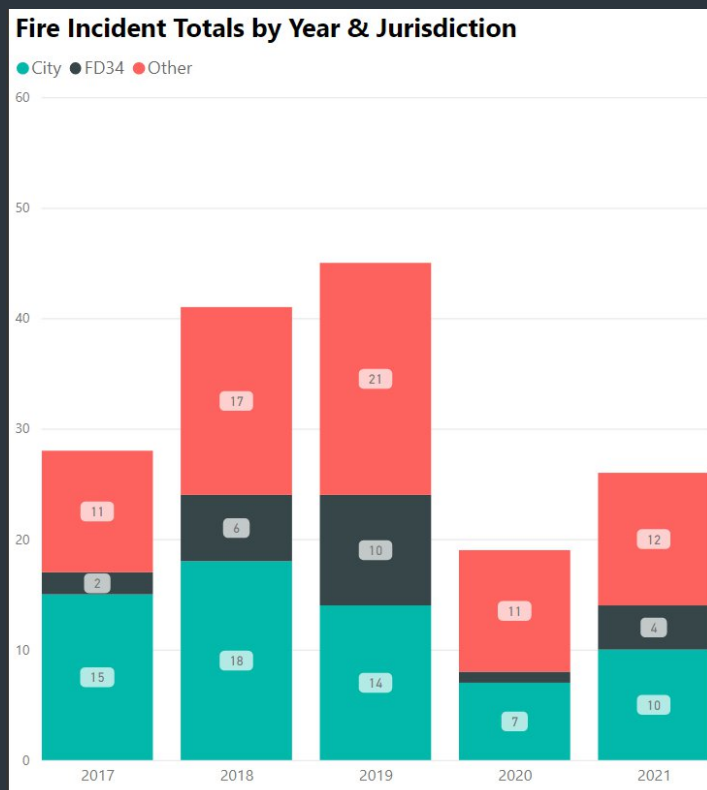
# Purpose



This presentation is to provide a summary of fire incidents and an overview of fires investigated in the First Quarter of 2021.



# Fire Incidents by NFIRS\* Code (Q1)



**Fire Incidents by NFIRS Code & Year**

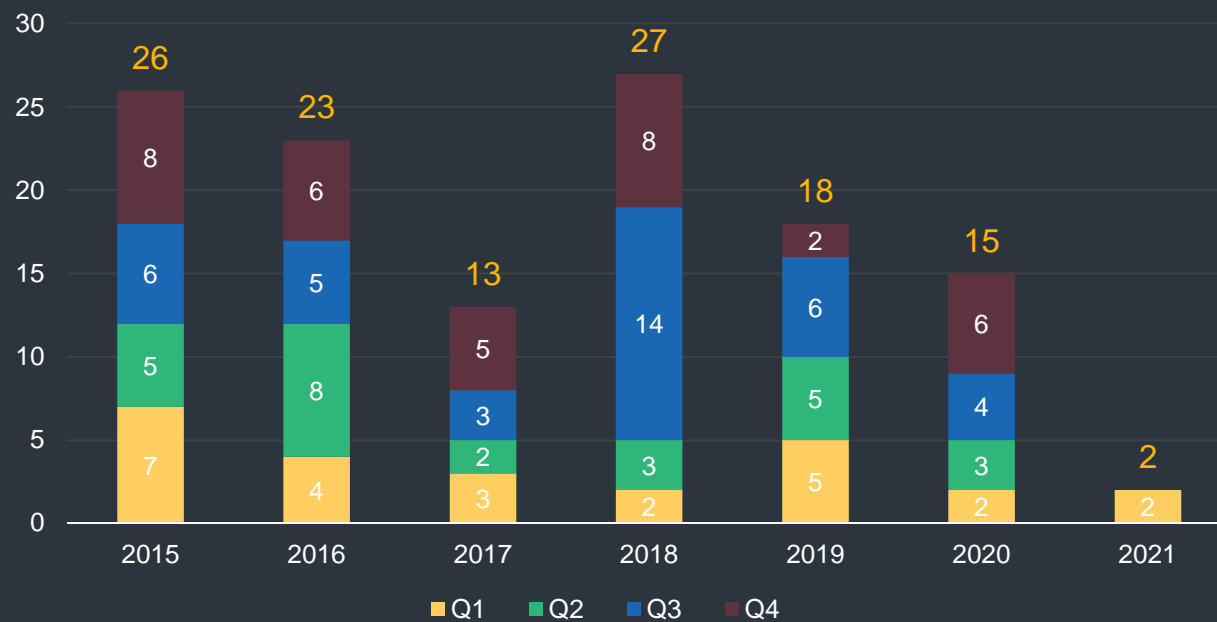
Code	2017	2018	2019	2020	2021
100 - Fire, other	3	7	6	5	5
111 - Building fire	10	16	23	5	6
113 - Cooking fire, confined to container	6	5	2	2	2
114 - Chimney or flue fire, confined to chimney or flue	1	2	1		3
117 - Commercial Compactor fire, confined to rubbish	1				
118 - Trash or rubbish fire, contained		1	1		
130 - Mobile property (vehicle) fire, other			1	1	1
131 - Passenger vehicle fire	6	3	3		3
132 - Road freight or transport vehicle fire				1	
150 - Outside rubbish fire, other		1	3	1	2
151 - Outside rubbish, trash or waste fire	1	3	3		
153 - Construction or demolition landfill fire					1
154 - Dumpster or other outside trash receptacle fire		2	1	3	2
160 - Special outside fire, other			1	1	
162 - Outside equipment fire		1			1
<b>Total</b>	<b>28</b>	<b>41</b>	<b>45</b>	<b>19</b>	<b>26</b>

\*National Fire Incident Reporting System

# Investigated Structure Fires



Year at a Glance  
2015 - 2021



# Fire Investigation Summaries



## Car fire inside Parking Structure

- Date: 3/6/2021
- Structure Loss: \$1,000
- Value: \$1,000
- Est. Save: \$0
- Extinguished by Fire Department



# Fire Investigation Summaries



## Multi-Family Structure

- Date: 3/12/2021
- Structure Loss: \$2,096,000
- Value: \$8,243,000
- Est. Save: \$6,147,000
- Extinguished by Fire Department





# Thank You

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Any Questions?

