

City of Redmond



Agenda

Tuesday, February 13, 2024

4:30 PM

**City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplify Ch. 34,
Facebook (@CityofRedmond), Redmond.gov/rctvlive, or 510-335-7371**

Committee of the Whole - Finance, Administration, and Communications

Committee Members

Steve Fields, Presiding Officer

Jeralene Anderson

Jessica Forsythe

Vanessa Kritzer

Angie Nuevacamina

Osman Salahuddin

Melissa Stuart

Meetings can be attended in person, viewed live on RCTV (redmond.gov/rctlive), Comcast Channel 21/321, Ziply Channel 34, Facebook/YouTube (@CityofRedmond), or listen live at 510-335-7371

AGENDA

ROLL CALL

1. Introduction of the New Communications Manager and [CM 24-046](#)
Legislative Analyst/Volunteer Coordinator

Department: Executive, 5 minutes

Requested Action: Informational

2. Ordinance Amending Redmond Municipal Code (RMC) [CM 24-025](#)
Chapters 2.38 and 4.47 for the Redmond Salary Commission

[Attachment A: Ordinance Amending RMC 2.38 and 4.47](#)

[Attachment B: Ordinance 3116 Revising Salary Commission Code](#)

Department: Executive, 15 minutes

Requested Action: Consent, March 5th

3. Acquisition of King County Parcel 252605-9203 from King [CM 24-013](#)
County Property Services

[Attachment A: Location of Parcel 252605-9203](#)

[Attachment B: Legal Description of Parcel](#)

[Attachment C: KC Purchase and Sales Terms Document](#)

Department: Finance, 5 minutes

Requested Action: Consent, February 20th

4. Quarterly Overtime Report, January 1, 2023 through [CM 24-044](#)
December 31, 2023

[Attachment A: 2023 4th Quarter Overtime Report](#)

Department: Finance, 5 minutes

Requested Action: Informational

5. Budget Process Update and Financial Report Review [CM 24-045](#)

[Attachment A: November 2023 Monthly Report](#)

Department: Finance, 10 minutes

Requested Action: Informational

6. Adoption of an Ordinance for Amendments to the Redmond [CM 24-021](#)
Fire Code

[Attachment A: Redmond Fire Code Ordinance](#)

Department: Fire, 5 minutes

Requested Action: Consent, February 20th

ADJOURNMENT

Meeting videos are usually posted by 12 p.m. the day following the meeting at redmond.legistar.com, and can be viewed anytime on Facebook/YouTube (@CityofRedmond) and OnDemand at redmond.gov/OnDemand



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-046

Type: Committee Memo

Introduction of the New Communications Manager and Legislative Analyst/Volunteer Coordinator



Memorandum

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-025

Type: Committee Memo

TO: Committee of the Whole - Finance, Administration, and Communications

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Executive	Malisa Files, Chief Operating Officer	425-556-2166
-----------	---------------------------------------	--------------

DEPARTMENT STAFF:

N/A	N/A	N/A
-----	-----	-----

TITLE:

Ordinance Amending Redmond Municipal Code (RMC) Chapters 2.38 and 4.47 for the Redmond Salary Commission

OVERVIEW STATEMENT:

The Redmond Municipal Code (RMC) provides that the salaries for the Mayor and City Council will be reviewed every four years during years in which the office of the Mayor is up for election. Staff recommends amending the RMC to provide flexibility in the timing for when the salaries for Mayor and City Council can be reviewed. In discussions with the Mayor and Council Leadership, there are other options the Council can consider clarifying the role of the Salary Commission.

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

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Municipal Code Chapters 2.38 and 4.47.
- **Required:**
Council approval is required for adoption of an ordinance.
- **Council Request:**
N/A
- **Other Key Facts:**
The previous process to review the Mayor and City Council salaries resulted in no increases for the Mayor and Council. Amending the RMC would allow staff to recruit salary commission members and review Mayor and Council salaries to ensure pay is commensurate with current market data.

OUTCOMES:

The Redmond Municipal Code only allows for Mayor and Council salaries to be reviewed every four years when the office of the Mayor is up for election. The ordinance in Attachment A would allow for the Mayor and Council salaries to be reviewed periodically, but at least every four years. Such a change would allow for the Mayor and Council salary to remain commensurate with market changes and coincide with budget.

Ordinance No. 3116 (Attachment B) passed by the City Council on March 21, 2023, codified the Salary Commission parameters. Other changes the Council may want to consider regarding Mayor and Council salaries and the Salary Commission, include:

- Under Membership - Appointment in 4.47.20(A) of the RMC membership of the Salary Commission is made up of five members appointed by the Mayor and confirmed by the Council. Council Leadership has asked to consider changing the number from five members to seven members which would also change the quorum requirements laid out in RMC 4.47.040(d). The quorum requirements would change from three members to four members.
- Under Term of Appointment in 4.47.030(A) of the RMC once the commission files a salary schedule with the City Clerk at that time the Commission term expires. Council could consider other term limits so that the City could utilize a Commission every year to analyze raising Mayor and Council salaries by CPI consistent with how the city ensures employee salaries remain commensurate with market changes.
- Under Salary Increases and Decreases - Effective Date in 4.47.060 (A) of the RMC clarify that the commission may only make decisions on the salaries of Council and may not speak to the duties, obligations, or expectations of council positions and may not incorporate into a salary decision any requirements tied to the salary.

Staff will be at the Committee of the Whole to discuss the potential changes to the Redmond Municipal Code and answer any questions the Council may have.

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

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-025

Type: Committee Memo

Budget Offer Number:

N/A

Budget Priority:

Strategic and Responsive

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
3/5/2024	Business Meeting	Approve

Time Constraints:

No time constraints are anticipated for this action. However, if the ordinance is passed in a timely manner, the action would give staff enough time to establish a Salary Commission in 2024 and conclude the work in time to be placed in the 2025-2026 biennial budget process.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the next Salary Commission will be recruited in the next mayoral election year.

ATTACHMENTS:

Attachment A: Ordinance Revising RMC Chapters 2.38 and 4.47

Attachment B: Ordinance No. 3116 Codifying Salary Commission

CODE

Attachment A

**CITY OF REDMOND
ORDINANCE NO.**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO THE SALARIES OF THE MAYOR AND CITY COUNCIL; AMENDING SUBSECTIONS 2.38.010(B); 2.38.020(B), AND 4.47.030(B) OF THE REDMOND MUNICIPAL CODE TO CHANGE THE TIMING OF SALARY REVIEW; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Subsections 2.38.010(B), 2.38.020(B), and 4.47.030(B) of the Redmond Municipal Code (RMC) provide that the salaries of the Mayor and City Council shall be reviewed every four years during years in which the office of Mayor will be up for election; and

WHEREAS, the City Council desires to provide for more flexibility in the timing of salary review.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Timing of Salary Review - Mayor. RMC 2.38.010(B) is hereby amended to read as follows:

B. The Redmond City Council shall review the Mayor's salary and benefit compensation periodically,

but at least every four years, ~~in the year when the office of Mayor will be up for election. The City Council shall reach a decision on any adjustments in the Mayor's salary and benefit compensation prior to May 1 of any such year so that such adjustments are known at the time the candidate filing period for the office of Mayor is opened.~~

Section 2. Timing of Salary Review - City Council. RMC

2.38.020(B) is hereby amended to read as follows:

B. A new Salary Commission will be convened at least every four years, ~~on the same schedule~~ at the same time as the Mayor salary review described in RMC 2.38.010, to review the Council salary and benefit compensation. ~~The Redmond Salary Commission shall reach a decision on any adjustments in the Council's salary and benefit compensation prior to May 1 of any such year so that such adjustments are known at the time the candidate filing period is opened.~~

Section 3. Timing of Salary Review - Salary Commission.

RMC 4.47.030(B) is hereby amended to read as follows:

B. The Commission will not meet again until the City Council confirms a new Salary Commission for purposes of further studying Council compensation. A new

Salary Commission will be convened at least every four years per RMC 2.38.020.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this ____ day of _____, 2023.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

YES:

Attachment B

Introduced: 3/21/23

Adopted: 3/21/23

CODE

CITY OF REDMOND ORDINANCE NO. 3116

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, ADOPTING REDMOND MUNICIPAL CODE
(RMC) 4 . 47 , REDMOND SALARY COMMISSION ,
CODIFYING PROVISIONS RELATING TO THE
ESTABLISHMENT AND OPERATION OF THE SALARY
COMMISSION; ADOPTING RMC 2.38 TO CODIFY THE
FREQUENCY OF REVIEW OF THE MAYOR AND COUNCIL
SALARIES; AND REPEALING ORDINANCE NOS. 2111,
2157 AND 2262

WHEREAS , RCW 35. 21 . 015 authorizes cities to establish
independent commissions in order to set the salaries of elected
city officials, subject to certain terms and conditions; and

WHEREAS , the Redmond City Council created the Salary
Commission through the passage of Ordinance No. 2111 on August
7,

2001, for the purpose of setting the salaries of the Mayor and
the

City Council; and

WHEREAS, Ordinance No. 2111 was amended by Ordinance No.
2157 , passed on March 18, 2003, to update the term of
appointment, and was further amended by Ordinance No. 2262,
passed on July 19, 2005,
to remove the mayor's salary from the commission; and

WHEREAS, the Redmond City Council now desires to codify the

provisions of Ordinance No. 2111 as amended by Ordinance Nos. 2157 and 2262 relating to the establishment and operation of the commission in the same manner as provisions relating to other city

boards and commissions have been codified; and

WHEREAS, the council desires to codify a set schedule for the

review of mayor and council salaries .

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code .

Section 2.Adoption of Chapter. RMC 4 . 47, Redmond Salary Commission, is hereby adopted to read as follows :

Chapter 4 . 47
Redrnond Salary Commission

4 . 47 . 010 Con-mission created – Purpose .
4 . 47 . 020 Mernbership – Appointment .
4 . 47 . 030 Term of appointment .

4 . 47 . 040 Removal

4 . 47 . 050 Conunission meetings – Rules of procedure .

4 . 47 Salary increases and decreases Effective
. 060

date .

4 . 4 7

. 070

4 . 47 Referendum measures .

. 080 Effect of commission action on laws and
ordinances .

4 . 47 .10 Commission created – Purpose.

A. An independent salary cornrnission is hereby
created for the purpose of setting the salary of the City
Council of

the City of Redmond. The official name of the commission
shall be the Redmond Salary Comtnission. The coxmmission
shall review and establish the salaries of the members of
the council and exercise the powers and perform the
duties established by RCW 35 . 21. 015, as now existing
or hereafter amended.

4.47.20 Membership Appointment.

A. The Redmond Salary Conunission shall be composed
of five mernbers appointed by the mayor with confirmation
by the council. Redrnond Salary Commission mernbers will
be deemed to be eligible for appointment through the
application process prior to confirmation, and it shall be

unnecessary for the candidates to be interviewed by the mayor or council . No member shall be an officer, official, or employee of the City of Redmond or any of their immediate family members . For purposes of this chapter , 'immediate family member' means the parents , spouse , siblings , children , or other dependent relatives of the officer, official, or employee, whether or not living in the household of the officer, official, or employee . All members shall be residents of the city .

4 . 47 . 030 Term of appointment .

A. The regular term of office for the Redmond Salary Commission shall be from time of appointment and council confirmation until the salary review is complete and the commission files a salary schedule with the City Clerk or determines no change should be made . At that time the Redmond Salary Commission terms will expire .

B. The commission will not meet again until the City Council confirms a new Salary Commission for purposes of further studying council compensation . A new Salary Commission will be convened every four years per Redmond

Municipal Code 2 .38 . 020.

c. No member shall be appointed to more than two terms on the Redmond Salary Commission, whether consecutive or otherwise .

4.47 . 040 Removal .

A. The mayor may remove a member of the Redmond Salary Commission during the member' s term of office only for cause of incapacity, incompetence, neglect of duty, malfeasance in office or for a disqualifying change of residence .

4 . 47 . 050 Commission meetings – Rules of procedure ,

A. The Redmond Salary Commission shall meet on a regular schedule determined by city staff , with the understanding that attendance at all meetings is essential to finalizing the review and reaching a decision within the established timeline .

B. The Redmond Salary Commission shall review current councilmember salaries in relationship to the duties of the council, salaries of comparable jurisdictions , current market conditions , and any other factors as determined by the
commission .

c. All meetings shall be governed by the provisions of the Open Public Meetings Act and shall be open to the

public except as may be otherwise allowed under that Act .

D. Three members of the commission shall constitute a quorum and the votes of three members shall be sufficient for the decision of all matters and the transaction of all business to be decided or transacted by the salary commission.

E. The commission shall adopt rules of procedure to govern its meetings . Such rules shall make provision for the taking of minutes and the keeping of commission records and shall provide for the election of such officers as are deemed necessary by the commission for the conduct of its business .

4 . 47 . 060 Salary increases and decreases – Effective date .

A. As provided in state law , the Redmond Salary Commission shall have the authority to establish the salaries of the council. The decision on a salary increase, decrease , or determining there should be no salary change shall be made by the majority vote of the commission .

B. Upon determining to change any salary , the commission shall file a written salary schedule reflecting the change with the city clerk . The city clerk shall post

the salary schedule on the city s website as soon as practicable after receiving the schedule from the salary commission

1 . Salary increases established by the commission shall become effective as to the covered positions thirty days after the salary schedule is filed with the city clerk , unless a valid referendum petition is filed as provided in this chapter. Salary increases shall be effective as to the covered positions regardless of their terms of office .

2 . Salary decreases established by the commission shall become effective as to incumbent city councilmembers at the commencement of their next subsequent term of office .

c. Approved salary changes for which no referendum petition is filed shall become effective and be incorporated into the city' s budget without further action of the city council or the Redmond Salary Conunission .

4. 47 . 070 Referendum measures .

A. Salary increases and decreases shall be subject to referendum petition by the people of the City of Redmond in the same manner as provided for city ordinances under

Chapter 1 .12 of the Redmond Municipal Code, as the same now exists or may be hereafter amended.

B. A referendum petition seeking a vote on a salary increase or decrease must be filed within thirty days after the written salary schedule reflecting the change is filed with the city clerk .

c. In the event of the filing of a valid referendum petition, the salary increase or decrease shall not go into effect until approved by vote of the people .

D. Referendum measures under this chapter shall be submitted to the voters of the city at the next following general or municipal election occurring thirty days or more after the referendum petition is filed and shall be otherwise governed by the provisions of the state constitution or laws generally applicable to referendum measures .

4.47 . 080 Effect of commission action on laws and ordinances .

A. The action of the Rednond Salary Conunission fixing the salary of the council shall supersede any other provision of state law or city ordinance related to the city' s budgets or to the fixing of salaries .

Section 3. Adoption of Chapter . RMC 2 . 38, Mayor and

Council Salary Review, is hereby adopted to read as follows :

Chapter 2 . 38

Mayor and Council Salary Review

2 . 38 . 010 Mayor Salary Review

2 . 38 . 020 Council Salary Review

2 . 38 . 010 Mayor Salary Review

A. The salary of the mayor shall be set by the Redmond City Council .

B. The Redmond City Council shall review the mayor ' s salary and benefit compensation every four years, on the year where the office of mayor will be up for election. The City Council shall reach a decision on any adjustments in the mayor' s salary and benefit compensation prior to May 1st of any such year so that such adjustments are known at the time the candidate filing period for the office of mayor is opened.

2 . 38 . 020 Council Salary Review

A. The salary of the council shall be set by the Redrmond Salary Commission in accordance with RMC 4. 47 .

B. A new Salary Cormission will be convened every four years , on the same schedule as the mayor salary review described in section 2 . 38 . 010 of this chapter, to review the council salary and benefit compensation. The Redmond Salary Commission shall reach a decision on any

adjustments in the council' s salary and benefit compensation prior to May 1st of any such year so that such adjustments are known at the time the candidate filing period is opened .

Section 4. Repeal of Ordinances . Ordinance Nos . 2111, 2157 and 2262 are hereby repealed.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall take effect and be in full force on June 1, 2023, provided five days have passed since the date of publication of a summary in the City' s official newspaper or as otherwise provided by law.

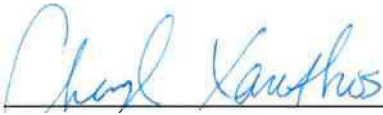
ADOPTED by the Redmond City Council this 21st day of March,
2023 .

CITY OF REDMOND



ANGELA BTRNEY, MAYOR

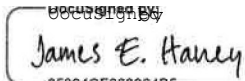
ATTEST :



CHERYV XANTHOS , MMC , CITY CLERK

2
0
2
3
21 2023
, 2023
27 2023
,

APPROVED AS TO FORM :



JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: March PASSED BY THE
CITY COUNCIL: March
SIGNED BY THE MAYOR: March
PUBLISHED: March
ORDINANCE NO: 3116
(SEAL)

YES: ANDERSON , CARSON , FIELDS, FORSYTHE, KHAN , KRITZER,
STUART



Memorandum

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-013

Type: Committee Memo

TO: Committee of the Whole - Finance, Administration, and Communications

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Finance	Kelley Cochran	425-556-2748
---------	----------------	--------------

DEPARTMENT STAFF:

Finance	David Amble	Real Property Specialist
Public Works	Emily Flanagan	Senior Engineer

TITLE:

Acquisition of King County Parcel 252605-9203 from King County Property Services

OVERVIEW STATEMENT:

Parcel 252605-9203, owned by King County due to foreclosure, is categorized as surplus land by the County. The parcel is located on the northeastern edge of the boundary between Redmond and King County. The parcel is listed at 0.28 acres and has a city-owned stormwater utility line running through the property from the City-owned/managed stormwater pond on the adjacent property (Parcel 252605-9202).

The parcel is zoned R4, with a "highest and best use as if Vacant" as SINGLE FAMILY, and therefore may be a desirable property for speculative acquisition by private parties as happened in the past. The City is interested in removing the risk of the property being developed or having a potential private owner compromising the functionality of the city's stormwater assets both on Parcel 252605-9203 and on the parcel and the adjacent City-owned parcel.

The County is offering to sell the parcel to the City for \$3500.00

☒ 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:

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-013

Type: Committee Memo

N/A

- **Other Key Facts:**

N/A

OUTCOMES:

Approval of this purchase protects City's local stormwater assets on the parcel along with those assets on Parcel 252605-9202 and provides additional real property space to expand the capability of those assets in the future if necessary.

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:

\$3500.00

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):

Stormwater management fund

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached.**

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-013

Type: Committee Memo

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
2/20/2024	Business Meeting	Approve

Time Constraints:

None at this time.

ANTICIPATED RESULT IF NOT APPROVED:

Property will remain on King County asset sheet and may be returned to auction.

ATTACHMENTS:

Attachment A - King County maps showing location of Parcel 252605-9203.

Attachment B - Legal Description of Parcel

Attachment C - KC Purchase and Sales Terms Document



Attachment B – Legal Description

TR B REDMOND SP #SPL98-007 REC #20030319900003 SD SP BEING POR SE 1/4 OF SE 1/4 OF SE 1/4

KING COUNTY TAX TITLE TERMS of SALE

This is an offer by King County to sell real property under the “Terms” detailed below. By signing these Terms and providing King County with the full Payment of the Purchase Price, the Buyer accepts King County’s offer under the following Terms.

1. King County, a political subdivision of the State of Washington (the “Seller”) is the owner of that certain real property located at NE 117th CT, Redmond, King County, State of Washington, the legal description of which is attached hereto as **Exhibit A** (the “Property”). The Property was the subject of a foreclosure order of the King County Superior Court, and the Seller acquired the Real Property in trust for the taxing districts by deed under Recording Number 20110125000021 by virtue of RCW 84.64.200 in tax title status as the result of no qualifying bids being received at a tax foreclosure sale.
2. City of Redmond, a Washington Municipal Corporation (the “Buyer”), accepts Seller’s offer and agrees to purchase the Property under these Terms of Sale (the “Terms”). Buyer is advised and agrees that the Terms are not intended as legal advice, and if the Buyer has questions they shall seek the advice of an attorney.
3. In consideration of the conveyance of the Property, Buyer shall, in full payment therefore, pay to Seller a total purchase price of Three Thousand Five Hundred Dollars (\$3,500.00) (the “Purchase Price”). Buyer shall provide Seller with a **wire transfer** for the full amount of the Purchase Price (“Payment”) and a signed copy of the Terms. The agreement to purchase the Property shall be effective as of the date these are received by the Seller.
4. King County’s sale of the Property is not subject to real estate excise tax per WAC 458-61A-205. For purposes of timely filing the required real estate excise tax affidavit (REETA) claiming a governmental transfer exemption, only, Buyer permits Seller, or Seller’s agent, to sign the REETA on Buyer’s behalf.
5. **Buyer acknowledges and agrees that the Property is sold “As Is” and “Where Is” without any representations or warranties expressed or implied.**
6. By agreeing to these Terms, and providing the Seller with the Payment and a signed copy of the Terms, Buyer enters into a binding contract to purchase the Property and agrees to and is subject to the Terms as a matter of contract.
7. Buyer is required to conduct all due diligence of the Property **prior to agreeing to the Terms and accepting Seller’s offer**. Buyer is to rely solely on their own investigation of the Property and shall not rely on any information provided or to be provided by Seller. Buyer acknowledges and agrees that King County is not liable or bound in any manner by any verbal or written statements, representations, or information pertaining to the Property, or the operation thereof, furnished by any agent, employee, or contractor of King County, any real estate broker, or any other person.

8. Seller has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, contracts, or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning, or with respect to the value, nature, quality, or condition of the Property (collectively “Condition of the Property”), including, without limitation; the actual, threatened or alleged existence, release, use, storage, generation, manufacture, transport, deposit, leak, seepage, spill, migration, escape, disposal, or other handling of any Hazardous Substances in, on, under, or emanating from or into the Property, and the compliance or noncompliance of or by the Property or its operation with applicable federal, state, county, and local laws and regulations, including, without limitation, Environmental Laws and regulations, and seismic/building codes, laws, and regulations. For purposes of this Agreement, the term “Environmental Law” shall mean: any federal, state, or local statute, regulation, code, rule, ordinance, order, judgment, decree, injunction, or common law pertaining in any way to the protection of human health, safety, or the environment, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9602 et. seq. (“CERCLA”); the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq. (“RCRA”); the Washington State Model Toxics Control Act, RCW ch. 70.105D (“MTCA”); the Washington Hazardous Waste Management Act, RCW ch. 70.105; the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq., the Washington Water Pollution Control Act, RCW ch. 90.48, and any laws concerning above ground or underground storage tanks. For the purposes of this Agreement, the term “Hazardous Substance” shall mean: any waste, pollutant, contaminant, or other material that now or in the future becomes regulated or defined under any Environmental Law.

9. To the maximum extent permitted by RCW ch. 64.06, Buyer expressly waives the right to receive from King County a seller disclosure statement (“Seller Disclosure Statement”). Nothing in any Seller Disclosure Statement delivered by King County creates a representation or warranty by King County, nor does it create any rights or obligations on any party.

10. By agreeing to the Terms, Buyer approves and accepts the Condition of the Property, and agrees to purchase the Property and accept the Condition of the Property **“AS IS, WHERE IS”** with all faults and patent or latent defects. Buyer shall have no recourse against King County for, and waives, releases, and discharges forever King County from, any and all past, present or future claims or demands, and any and all past, present or future damages, losses, injuries, liabilities, causes of actions (including, without limitation, causes of action in tort), costs, and expenses (including, without limitation, fines, penalties, judgments, and attorneys’ fees) of any and every kind or character, known or unknown (collectively, “Losses”), which the Buyer might have asserted or alleged against King County, arising from or in any way related to the Condition of the Property, including without limitation, matters related to Hazardous Substances or Environmental Laws.

11. GENERAL INDEMNITY AND HOLD HARMLESS. The Buyer agrees for itself, its agents, contractors, successors, and assigns, to defend, indemnify, and hold harmless King County, its appointed and elected officials, and its employees and agents, from and against liability for all claims, demands, suits, and judgments, including costs of defense and attorney fees thereof, which are caused by, arise out of, or are incidental to the Buyer’s

purchase of the Property, except to the extent of King County's sole negligence. The Buyer's obligations under this section shall include:

- (1) The duty to promptly accept tender of defense and provide defense to the County at the Buyer's own expense, including reasonable attorney fees; and
- (1) The Buyer agrees to defend, indemnify, and hold King County harmless for claims by the Buyer's employees (if applicable) and agrees to waive, as respects King County only, its immunity under Title 51 R.C.W., which waiver has been mutually negotiated by the parties.

12. Seller shall convey to Buyer the title to the Property by Quit Claim Deed in substantially the form attached hereto as **EXHIBIT B**. In conveying the Property by Quit Claim Deed, Seller makes no title warranties whatsoever and Buyer takes subject to all easements, leases, licenses, conditions, encroachments, restrictions, liens, taxes, assessments, fees, charges, and other encumbrances (together "Encumbrances"), whether such Encumbrances are of record or not. The Parties acknowledge and intend that any property interests in the Property in favor of the County in effect prior to the acquisition of the Property by the County at the tax foreclosure sale pursuant to RCW 84.64.200 did not merge with the County's tax title ownership of the Property and remain in full force and effect.

13. Notwithstanding any other provision herein, Buyer will take ownership and responsibility for the operation, safety, and maintenance of any and all stormwater facilities, drainage facilities, and/or natural or manmade drainage conveyance systems located within the Real Property. This includes, without limitation, ongoing compliance with the applicable jurisdiction's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater permit and any applicable local Stormwater Management Program Plans.

14. The Closing shall occur within sixty (60) business days of the Seller receiving the signed Terms and the Payment. At the Closing, Seller shall execute the Quit Claim Deed, a Bill of Sale in substantially the form of **Exhibit C**, and a Certificate of Non-Foreign Status substantially in the form of **Exhibit D**, shall record the executed Quit Claim Deed, and shall have the original Quit Claim Deed, Bill of Sale, and Certificate of Non-Foreign Status emailed to Buyer at the email address provided in Section 17 of the Terms. Seller shall not be responsible for payment of any taxes, assessments, fees, or other charges related to the Property.

15. Buyer represents and warrants that Buyer has full power and authority to execute the Terms and to perform Buyer's obligations hereunder.

16. The following exhibits described herein and attached hereto are fully incorporated into this Agreement by this reference:

EXHIBIT A	Legal Description
EXHIBIT B	Quit Claim Deed
EXHIBIT C	Bill of Sale and Assignment
EXHIBIT D	Certificate of Non-Foreign Status

17. Buyer is to provide the below information:

City of Redmond, a Washington Municipal Corporation

Name in which Buyer would like to take title to the Property

15670 NE 85th St, Redmond, WA 98073

Address

425-556-2425

Phone number

damble@redmond.gov

Email

EXECUTED on the dates set forth below.

Buyer: _____

By: _____

Date: _____

Buyer: _____

By: _____

Date: _____

EXHIBIT A.

LEGAL DESCRIPTION

TRACT B OF CITY OF REDMOND SHORT PLAT NO. SPL 98-007, AS RECORDED
UNDER RECORDING NUMBER 20030319900003, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

APN: 2526059203

EXHIBIT B.

QUIT CLAIM DEED

AFTER RECORDING RETURN TO:

City of Redmond
15670 NE 85th St
Redmond, WA 98073

QUIT CLAIM DEED

Grantor -- King County, Washington
Grantee -- City of Redmond
Legal ---- TRACT B Redmond SP #SPL98-0007
Tax Acct. -- 2526059203

The Grantor, KING COUNTY, a political subdivision of the State of Washington, for and in consideration of the sum of \$3,500.00, conveys and quitclaims to Grantee, City of Redmond, a Washington Municipal Corporation, the real property situated in King County, Washington, described in EXHIBIT A, attached hereto and incorporated herein by this reference, including after acquired title.

The real property was the subject of a foreclosure order of the King County Superior Court, and the Grantor acquired the real property in trust for the taxing districts by virtue of RCW 84.64.200. Grantor holds tax title properties in trust for the taxing districts, as provided in RCW 36.35.020. Grantor is conveying the real property to Grantee, as provided for in RCW ch. 36.35.

GRANTOR

KING COUNTY

BY: _____
Julie Ockerman, Manager, Real Estate Services

DATE:

Approved as to Form:

BY: _____
Deputy Prosecuting Attorney

NOTARY BLOCK FOR KING COUNTY

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JULIE OCKERMAN, to me known to be the Manager of the Real Estate Services section of the King County Department of Executive Services, and who executed the foregoing instrument and acknowledged to me that SHE was authorized to execute said instrument on behalf of KING COUNTY for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.
Notary Public in and for the
State of Washington, residing

Printed Name

at _____
City and State

My appointment expires _____

EXHIBIT A
To Quit Claim Deed

Legal Description

TRACT B OF CITY OF REDMOND SHORT PLAT NO. SPL 98-007, AS RECORDED
UNDER RECORDING NUMBER 20030319900003, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

APN: 2526059203

EXHIBIT C.

BILL OF SALE AND ASSIGNMENT

THIS BILL OF SALE is made as of this ___ day of ____, 2024, by KING COUNTY, a political subdivision of the State of Washington (“**Seller**”), in favor of City of Redmond, a Washington Municipal Corporation (“**Buyer**”).

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Seller does hereby absolutely and unconditionally give, grant, bargain, sell, transfer, set over, assign, convey, release, confirm, and deliver to Buyer all of Seller’s right, title and interest in and to any and all equipment, furniture, furnishings, fixtures and other tangible personal property owned by Seller that is attached, appurtenant to, or used in connection with the real property legally described on the attached Exhibit A.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale as of the date first above written.

SELLER:

By: _____
Name: Julie Ockerman
Title: Manager, Real Estate Services

EXHIBIT A
To Bill of Sale and Assignment

Legal Description

TRACT B OF CITY OF REDMOND SHORT PLAT NO. SPL 98-007, AS RECORDED
UNDER RECORDING NUMBER 20030319900003, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

APN: 2526059203

EXHIBIT D.

Seller's Certification of Non-Foreign Status under Foreign Investment in Real Property Tax Act (26 U.S.C. 1445)

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property, and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by King County ("Transferor"), the undersigned hereby certifies the following on behalf of Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. Transferor is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii);
3. Transferor's U.S. employer identification number is 91-6001327;
4. Transferor's office address is King County Facilities Management Division, Real Estate Services Section, Room 800 King County Administration Building, 500 Fourth Avenue, Seattle, WA 98104.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

King County, Transferor:

By: _____

Name: Julie Ockerman

Title: Manager, Real Estate Services

DATE:



Memorandum

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-044

Type: Committee Memo

TO: Committee of the Whole - Finance, Administration, and Communications

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Finance	Kelley Cochran	425-556-2189
---------	----------------	--------------

DEPARTMENT STAFF:

Finance	Haritha Narra	Financial Planning Manager
Finance	Marissa Flynn	Senior Financial Analyst

TITLE:

Quarterly Overtime Report, January 1, 2023 through December 31, 2023

OVERVIEW STATEMENT:

For Council's review in Attachment A is the Quarterly Overtime Report that provides data from January 1, 2023 through December 31, 2023.

☒ **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:**
N/A

OUTCOMES:

Key highlights from the Quarterly Overtime Report include the following:

- **Citywide** overtime costs total \$6.01 million and are 20.1% ahead of budget expectations.
- **Total Salaries** including regular salaries and overtime, are trending 3.1% or \$5.71 million under budget.
- **Fire Department** overtime costs total \$4.26 million and are trending 18.4% ahead of budget expectations primarily driven by firefighter backfill while new recruits attend the Fire Academy.
- **Police Department** overtime costs total \$1.26 million and are trending 43.3% ahead of budget expectations primarily driven by significant position vacancies resulting in regular salary savings of \$1.30 million.
- **All Other Departments'** overtime costs total \$496 thousand and are trending 1.2% ahead of budget expectations, driven, in part, by staffing at special events and the Right of Way (ROW) inspection workload which has been in excess of what can be completed in a regular work week.

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:

Healthy and Sustainable, Safe and Resilient, Strategic and Responsive, and Vibrant and Connected

Other budget impacts or additional costs:

☐ Yes

☐ No

☒ N/A

If yes, explain:

N/A

Funding source(s):

N/A

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-044

Type: Committee Memo

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

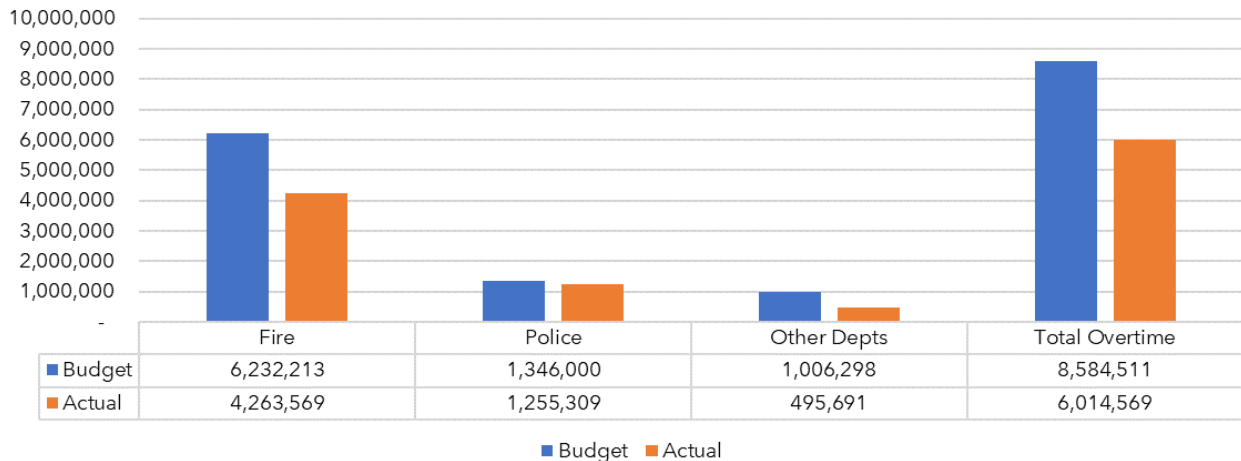
ATTACHMENTS:

Attachment A: 2023 4th Quarter Overtime Report

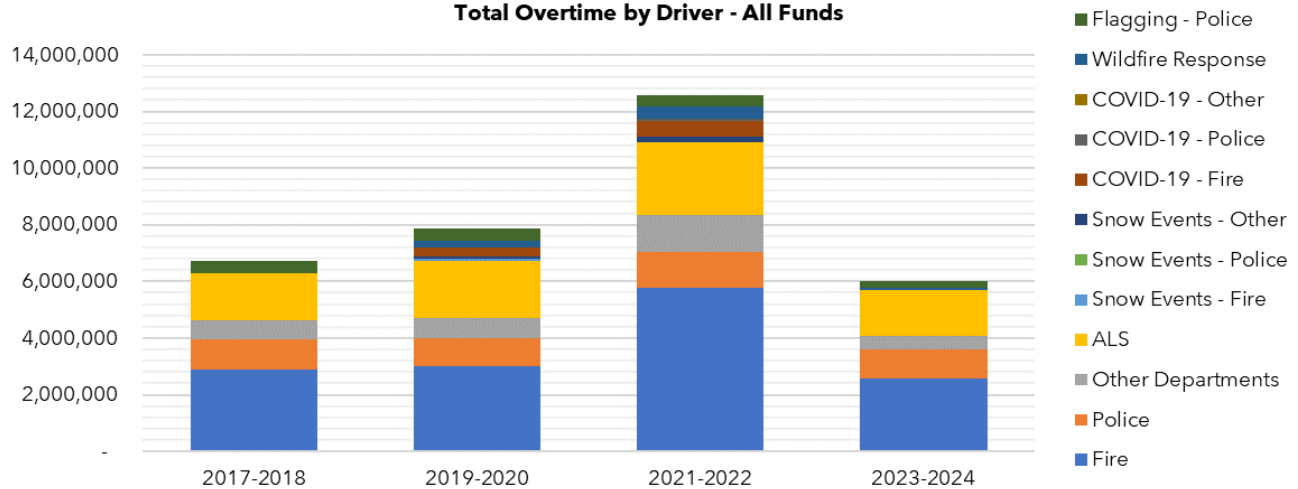
Quarterly Overtime Report January 1, 2023 Through December 31, 2023

Citywide overtime costs total \$6.01 million through the fourth quarter of 2023 and are trending 20.1% ahead of budget expectations. Excluding overtime costs that are fully reimbursable (i.e., Police Flagging and Fire Prevention), citywide overtime costs are \$1.40 million or 16.5% ahead of budget expectations. Total salaries, including regular salaries and overtime, are trending 3.1% or \$5.71M million under budget. Explanations by department are provided below.

**2023-2024 Overtime Expenditures
Through December 31, 2023**



Total Overtime by Driver - All Funds



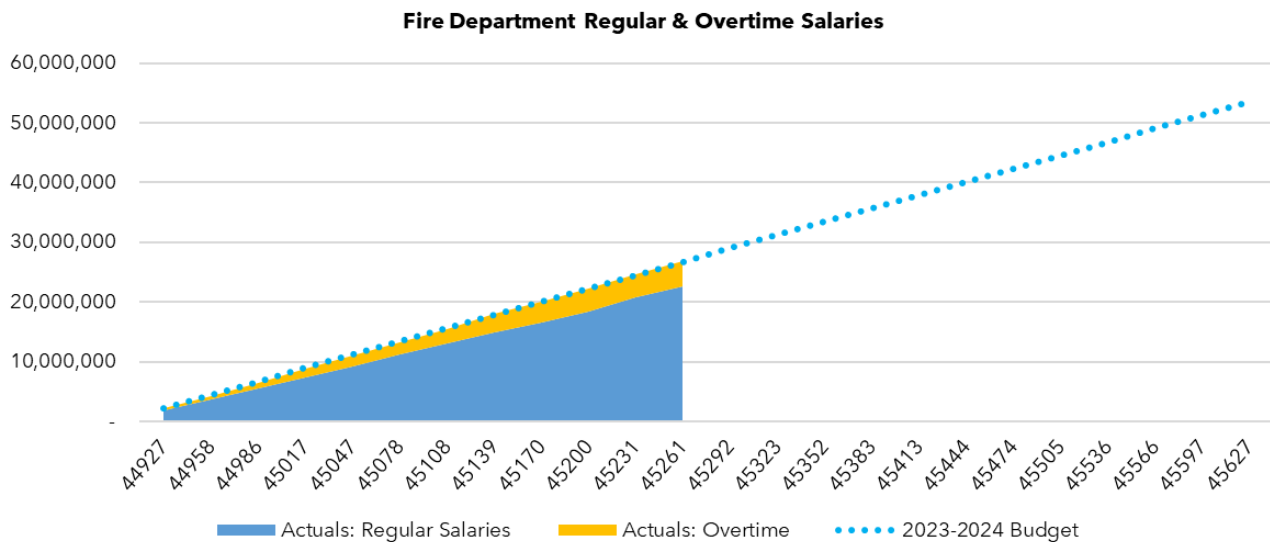
Fire Department

Overtime costs total \$4.26 million and are trending 18.4% ahead of budget expectations primarily due to the following:

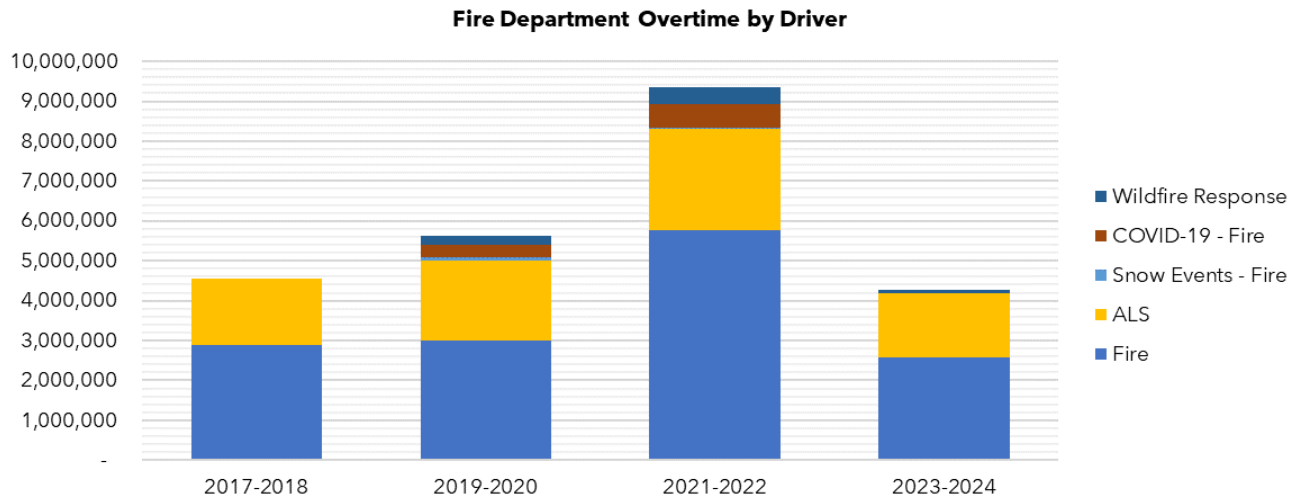
- The Fire Suppression overtime is trending \$1.22 million or 113% ahead of budget expectations and can be attributed to the following:
 - The Fire Department has filled a higher than typical number of vacancies in 2023, leaving less salary savings to offset the overtime overage. Fire Fighter recruits are

paid while attending the Fire Academy, and since they are not yet working on the line, overtime by other staff is required to meet minimum staffing levels.

- Fire Fighters from participating Eastside Metro Training Group (EMTG) agencies, including Redmond, serve as trainers and are unavailable to serve on the line when working in this capacity, thereby requiring overtime backfill.
 - The Fire Department is actively working to minimize overtime expenses for the remainder of the biennium while ensuring proper staffing levels. We are currently in negotiations with the bargaining unit to find efficiencies.
- The Advanced Life Support (ALS) Levy-funded overtime is trending \$44,000 or 1.4% ahead of budget. There have been \$1.61 million in reimbursable overtime costs related to ALS operations, the Mobile Integrated Health Program, and Fire Fighters enrolled in the University of Washington/Harborview Medical Center Paramedic Training Program.
 - The Fire Prevention overtime is trending \$81,850 or 214% ahead of budget. There have been \$131,850 in reimbursable overtime costs related to after-hours work performed by Fire Prevention.
 - Several Fire personnel are serving on light or modified duty mainly due to injuries. While these staff continue to support department work, their unavailability for line service increases overtime costs.
 - Regular and overtime salaries costs combined are 50.1% of budget relative to a 50.0% target through the fourth quarter of 2023 as shown below.



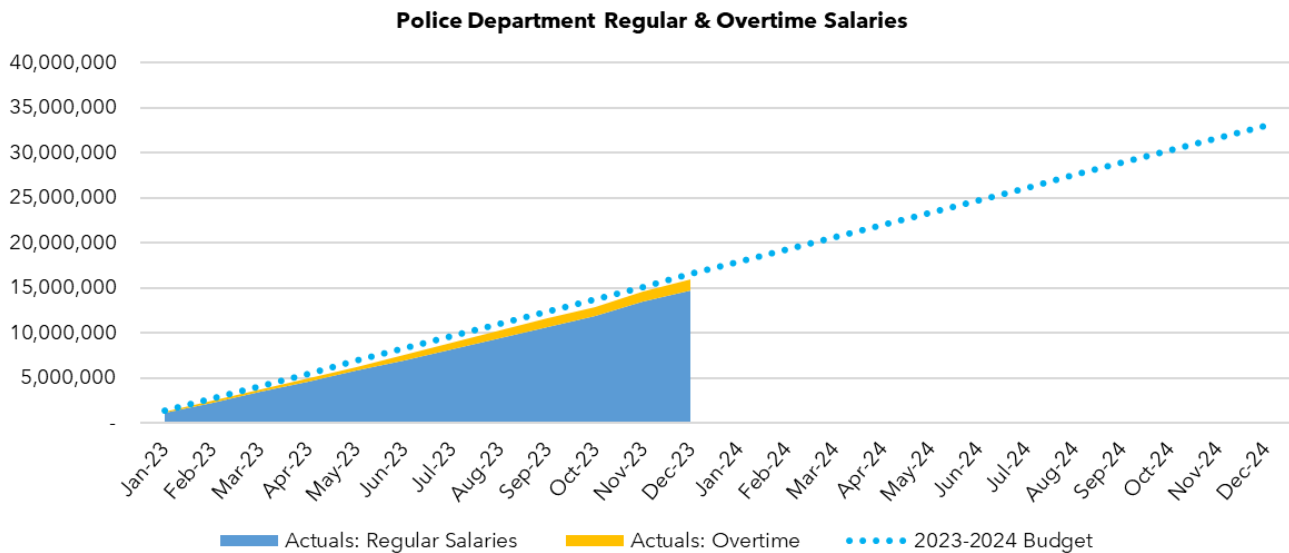
Fire Department	2023-2024 Budget	2023-2024 Actual	% Spent	% Over (Under) Expected	\$ Over (Under) Expected
Regular Salaries	\$ 47,203,604	\$ 22,506,655	47.7%	-2.3%	\$ (1,095,148)
Overtime Salaries	6,232,213	4,263,569	68.4%	18.4%	\$ 1,147,463
Total Salaries	\$ 53,435,817	\$ 26,770,224	50.1%	0.1%	\$ 52,315



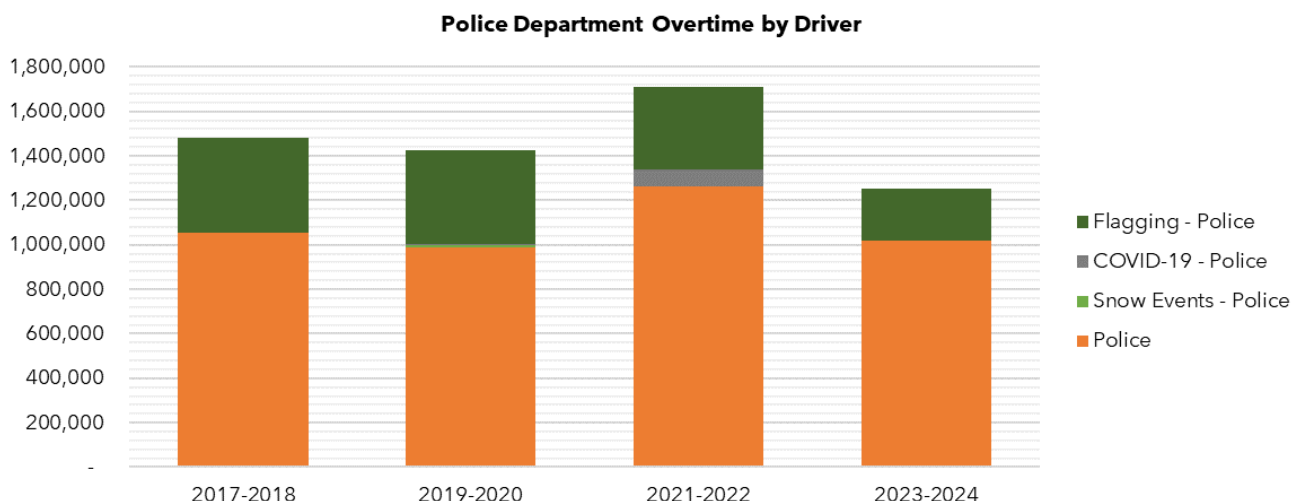
Police Department

Overtime costs total \$1.26 million and are trending 43.3% ahead of budget expectations due to the following:

- The Police Department has experienced significant position vacancies. The vacancies have resulted in \$555,608 of overtime costs for existing staff, and regular salary savings of \$1.30 million to offset the overtime overage.
- Police overtime is offset by flagging reimbursement revenues of \$237,602. Regular and overtime salaries costs combined are 47.8% of budget relative to a 50.0% target through the fourth quarter of 2023 as shown below.



Police Department	2023-2024 Budget	2023-2024 Actual	% Spent	% Over (Under) Expected	\$ Over (Under) Expected
Regular Salaries	\$ 31,635,057	\$ 14,517,364	45.9%	-4.1%	\$ (1,300,165)
Overtime Salaries	1,346,000	1,255,309	93.3%	43.3%	\$ 582,309
Total Salaries	\$ 32,981,057	\$ 15,772,673	47.8%	-2.2%	\$ (717,856)

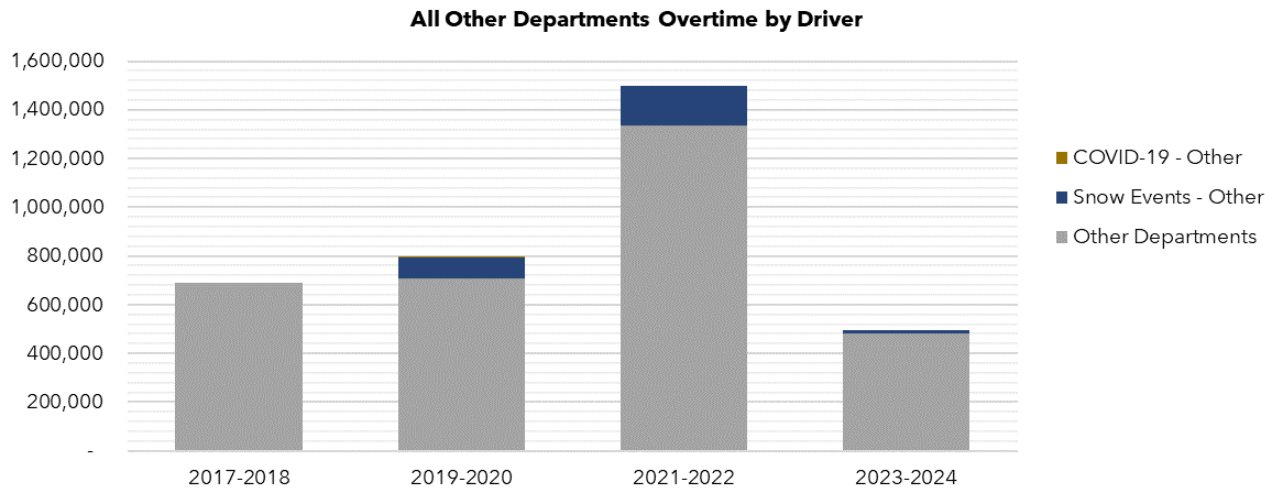


All Other Departments

Overtime costs for all other departments total \$495,691 and are trending 1.2% ahead of budget expectations.

- Regular and overtime salaries combined are 45.5% of budget relative to a 50.0% target through the fourth quarter of 2023 as shown below.

All Other Departments	2023-2024 Budget	2023-2024 Actual	% Spent	% Over (Under) Expected	\$ Over (Under) Expected
Regular Salaries	\$ 98,345,833	\$ 44,656,476	45.4%	-4.6%	\$ (4,516,440)
Overtime Salaries	968,798	495,691	51.2%	1.2%	\$ 11,292
Total Salaries	\$ 99,314,631	\$ 45,152,168	45.5%	-4.5%	\$ (4,505,148)



- Public Works Department overtime costs total \$314,140 and are trending 4.9% under budget expectations.
 - The Right of Way (ROW) inspection workload has been in excess of what can be completed in a regular work week and there have been a significant number of night work inspection requirements.
 - The largest overtime savings are in the Streets division due to a lack need for winter storm response overtime.
 - Regular and overtime salaries combined for the department are 46.2% of budget, relative to a 50.0% target through the fourth quarter of 2023.
- Parks and Recreation Department overtime costs total \$92,449 and are trending 44.0% ahead of budget expectations due to Parks Operations staff working overtime at signature City events including Derby Days and Redmond Lights. Regular and overtime salaries combined for the Parks Department are 49.8% of budget, relative to a 50.0% target through the fourth quarter of 2023.
- Planning Department overtime costs total \$49,006 and are 18.8% below budget expectations. Regular and overtime salaries combined are 47.9% of budget, relative to a 50.0% target through the fourth quarter of 2023. Reimbursements in the amount of \$26 thousand have been received for after-hours inspections.



Memorandum

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-045

Type: Committee Memo

TO: Committee of the Whole - Finance, Administration, and Communications

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Finance	Kelley Cochran	425-556-2748
---------	----------------	--------------

DEPARTMENT STAFF:

Finance	Haritha Narra	Financial Planning Manager
---------	---------------	----------------------------

TITLE:

Budget Process Update and Financial Report Review

OVERVIEW STATEMENT:

To update Council on the status of the planning efforts for the upcoming budget process and to seek guidance on proposed improvements to staff facilitation of the process for Council. In addition, the financial results for the city through November 2023 will be reviewed. Discussion will help to inform the upcoming budget and forecast update scheduled for a Study Session on February 27th.

☐ **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:**
N/A

OUTCOMES:

Staff's intent is to make improvements to the budget process that provide adequate opportunities for Council input before the proposed budget is developed and that facilitate the Council's review of the proposed budget in a more

efficient manner.

Regarding the November 2023 Financial Report, the City is doing well overall so far in the biennium and the results highlighted below indicate that things are going as planned. Staff is currently reviewing the initial 2023 year-end results and developing the preliminary forecast for the 2025-2026 budget. Information on both efforts will be shared with Council during the upcoming Study Session.

REVENUE

- **Property Tax** is 1.5%, or \$357,000, above target.
- **Sales & Use taxes** is 20.1%, or \$7.0 million, above target primarily due to the high level of development activity.

This includes retail sales tax, criminal justice sales tax, and use tax. One-time retail sales tax, which primarily relates to construction activity, is \$12.1 million.
- **Utility & other taxes** are 10.1%, or \$987,000, above target primarily due to increase electricity rates by PSE.
- **Development Permit and Business License fees** meets the target at 46.0%, generating a total of \$13.5 million as of November 2023.
- **Intergovernmental revenue** is 11.0%, or \$344,000, above target primarily due to increase in criminal justice state entitlement fees and new grant awards.
- **Charges for Services** are 6.3%, or \$993,000, lower than target, attributed to pending invoice for communication and dispatch services.
- **Miscellaneous fees** are 80.5%, or \$3.1 million, above target primarily due to high Annual Percentage Yield (APY) on short term investments.
- **Fine & Forfeit fees** are 13.6%, or \$35,000, under target primarily due to decrease in penalties on business license since the City moved to the State system in 2022.

EXPENDITURES:

- Total expenditures meet the spending target of 46.0%, or \$129.0 million.
- Spend rate for some departments is over the target ranging 2% and 9%.
 - **Non-Departmental** is 9.0%, or \$6.0 million, over the target primarily due to the timing of operating transfers that are processed.
 - **Fire department** is 2.0%, \$752,000, over the target primarily in overtime due to position vacancies and staffing required to meet minimum staffing levels.
 - **Planning department** is 9.0%, or \$2.4 million, under the target primarily due to position vacancies.
 - **Finance** is 7.0%, or \$729,000, below target primarily attributed to position vacancies and delay in audit services.

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-045

Type: Committee Memo

- *Capital Investment Program (CIP) and Business Technology Investment Program (BTIP)*: Total expenditures are 37.0% of budget at the 46.0% point of the 2023-2024 biennium.

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:

Strategic and Responsive

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

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-045

Type: Committee Memo

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/12/2024	Committee of the Whole - Finance, Administration, and Communications	Receive Information

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: November 2023 Monthly Report

2023-2024
MONTHLY FINANCIAL REPORT - NOVEMBER 2023



REVENUE

- **Property Tax** is 1.5%, or \$357,000, above target.
- **Sales & Use taxes** is 20.1%, or \$7.0 million, above target primarily due to the high level of development activity. This includes retail sales tax, criminal justice sales tax, and use tax. One-time retail sales tax, which primarily relates to construction activity, is \$12.1 million through September 2023. *Note: There is a two month lag in sales tax disbursements from Department of Revenue (DOR).*
- **Utility & other taxes** are 10.1%, or \$987,000, above target primarily due to increase electricity rates by PSE.
- **Development Permit and Business License fees** meets the target at 46.0%, generating a total of \$13.5 million as of November 2023.
- **Intergovernmental revenue** is 11.0%, or \$344,000, above target primarily due to increase in criminal justice state entitlement fees and new grant awards.
- **Charges for Services** are 6.3%, or \$993,000, lower than target, attributed to pending invoice for communication and dispatch services.
- **Miscellaneous fees** are 80.5%, or \$3.1 million, above target primarily due to high Annual Percentage Yield (APY) on short term investments.
- **Fine & Forfeit fees** are 13.6%, or \$35,000, under target primarily due to decrease in penalties on business license since the City moved to the State system in 2022.

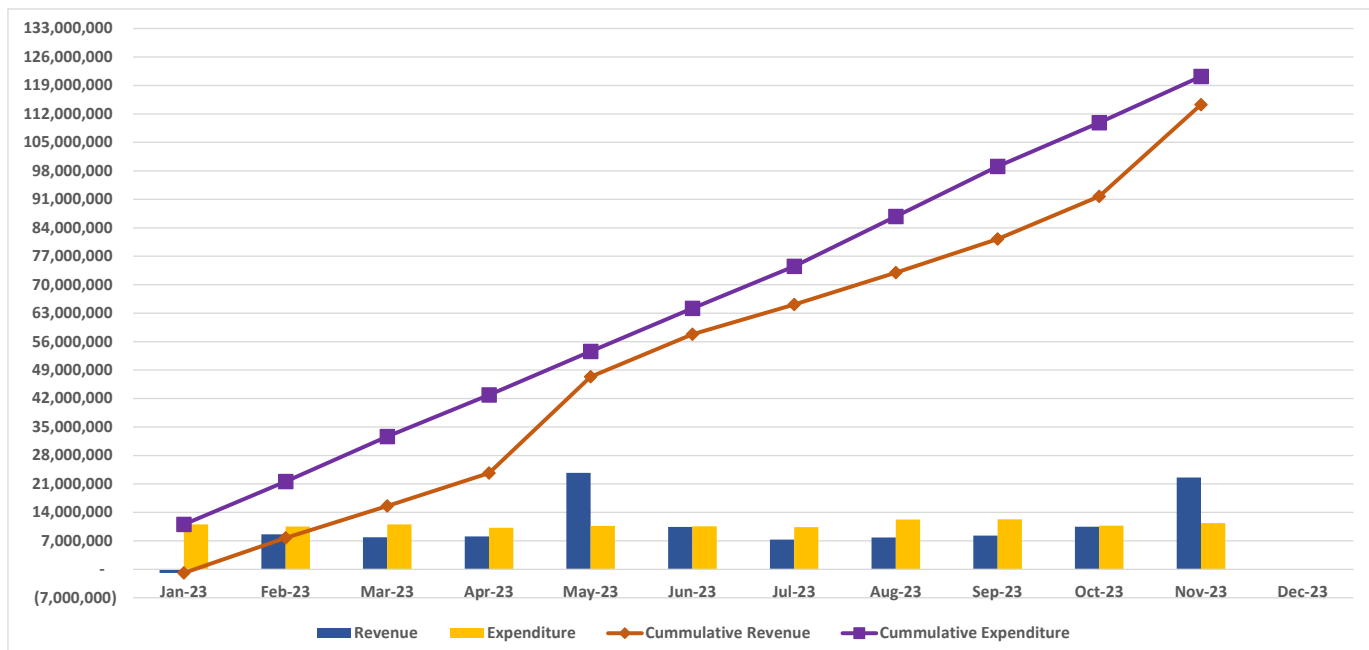
EXPENDITURES:

- Total expenditures meet the spending target of 46.0%, or \$129.0 million.
- Spend rate for some departments is over the target ranging 2% and 9%.
 - **Non-Departmental** is 9.0%, or \$6.0 million, over the target primarily due to the timing of operating transfers that are processed.
 - **Finance** is 7.0%, or \$729,000, below target primarily attributed to position vacancies and delay in audit services.
 - **Fire department** is 2.0%, \$752,000, over the target primarily in Overtime due to position vacancies and staffing required to meet minimum staffing levels.
 - **Planning department** is 9.0%, or \$2.4 million, under the target primarily due to position vacancies.
- **Capital Investment Program (CIP) and Business Technology Investment Program (BTIP):** Total expenditures are 37.0% of budget at the 46.0% point of the 2023-2024 biennium.

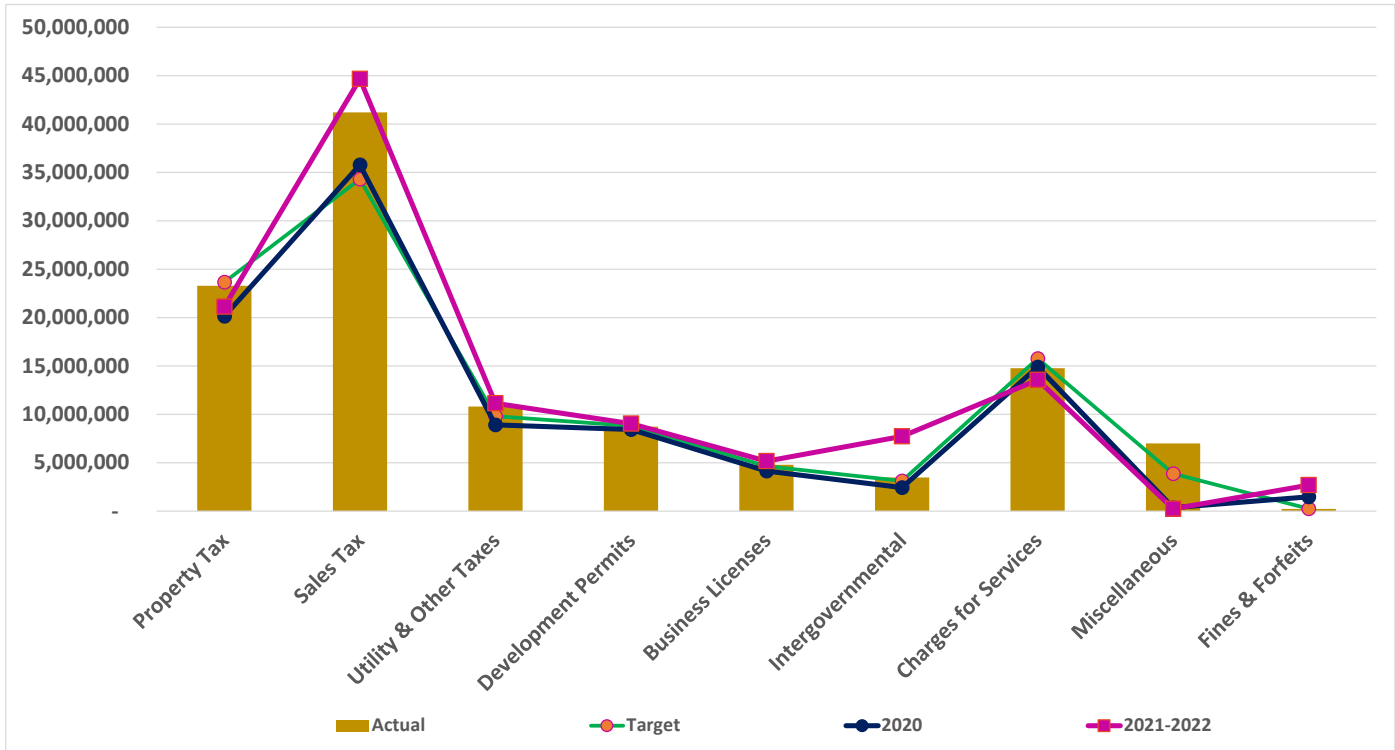
**2023-2024
GENERAL FUND CASHFLOW
as of November 2023**



	Revenue Budget	Revenue Actual	Expenditure Budget	Expenditure Actual	Balance To Date	Balance Ongoing
BegIn Bal.	-	-	-	-	-	47,642,946
Jan-23	9,767,836	(891,896)	11,752,958	11,041,104	(11,933,000)	35,709,946
Feb-23	19,535,671	7,719,955	23,505,917	21,573,073	(13,853,118)	33,789,828
Mar-23	29,303,507	15,581,073	35,258,875	32,645,173	(17,064,100)	30,578,846
Apr-23	39,071,343	23,646,419	47,011,834	42,866,463	(19,220,045)	28,422,901
May-23	48,839,179	47,358,568	58,764,792	53,567,116	(6,208,547)	41,434,399
Jun-23	58,607,014	57,789,183	70,517,751	64,168,035	(6,378,852)	41,264,094
Jul-23	68,374,850	65,100,616	82,270,709	74,523,578	(9,422,962)	38,219,984
Aug-23	78,142,686	72,945,353	94,023,668	86,783,192	(13,837,839)	33,805,107
Sep-23	87,910,521	81,224,526	105,776,626	99,068,297	(17,843,771)	29,799,175
Oct-23	97,678,357	91,700,313	117,529,585	109,824,955	(18,124,642)	29,518,304
Nov-23	107,446,193	114,284,183	129,282,543	121,210,703	(6,926,520)	40,716,426
Dec-23	117,214,028		141,035,501		-	
Jan-24	126,981,864		152,788,460		-	
Feb-24	136,749,700		164,541,418		-	
Mar-24	146,517,536		176,294,377		-	
Apr-24	156,285,371		188,047,335		-	
May-24	166,053,207		199,800,294		-	
Jun-24	175,821,043		211,553,252		-	
Jul-24	185,588,878		223,306,211		-	
Aug-24	195,356,714		235,059,169		-	
Sep-24	205,124,550		246,812,128		-	
Oct-24	214,892,386		258,565,086		-	
Nov-24	224,660,221		270,318,045		-	
Dec-24	234,428,057		282,071,003		-	



2023-2024
GENERAL FUND REVENUE BY CATEGORY
as of November 2023



CATEGORY	Budget	Target	Actuals	% over/(under)
Property Tax	\$50,595,927	\$23,653,221	\$23,295,497	-1.5%
Sales Tax	83,182,984	34,307,259	41,206,884	20.1%
Utility & Other Taxes	21,236,489	9,819,889	10,807,075	10.1%
Development Permits	19,174,895	8,820,441	8,725,996	-1.1%
Business Licenses	9,954,945	4,645,373	4,784,260	3.0%
Intergovernmental	8,881,954	3,128,948	3,472,990	11.0%
Charges for Services	33,227,375	15,758,278	14,764,484	-6.3%
Miscellaneous	7,612,467	3,882,439	7,006,501	80.5%
Fines & Forfeits	561,021	255,292	220,496	-13.6%
Total Revenue	\$234,428,057	\$104,271,141	\$114,284,183	9.6%

**2023-2024
ALL FUNDS CASH FLOW
as of November 2023**



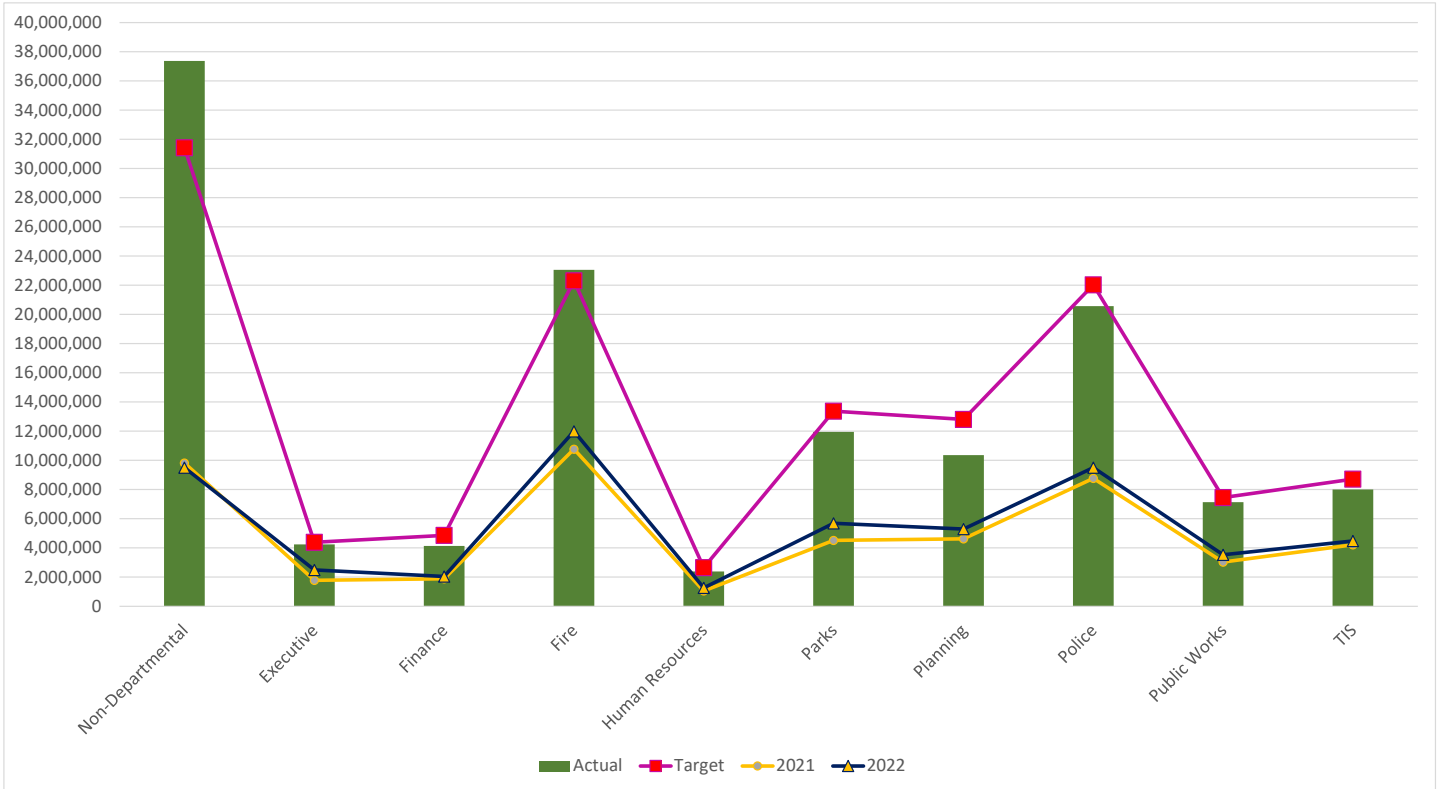
Fund No.	Fund Name	Beginning Fund Balance	Actual Revenue	Actual Expenditure	Balance
100	General Fund	\$47,642,946	\$114,284,183	\$121,210,703	\$40,716,426
General Fund Sub-Funds					
011	Arts Activity	\$294,397	\$273,701	\$243,932	\$324,166
012	Parks Maintenance & Operations	895,918	1,588,572	1,437,168	1,047,322
013	Community Events	155,848	438,116	422,905	171,060
019	Human Services	927,591	2,068,789	1,843,618	1,152,762
020	Fire Equipment Reserves	4,290,655	3,269,472	1,987,720	5,572,407
021	Operating Reserves	7,710,263	94,394	112,707	7,691,949
025	COVID-19 Recovery	9,564,843	257,054	250,000	9,571,897
027	Capital Equipment Replacement Reserve	2,318,063	3,732,623	2,358,956	3,691,731
030	Business Tax	6,377,845	6,622,230	6,594,297	6,405,777
031	Real Property	2,959,463	307,627	9,239	3,257,852
035/036	Public Safety Levy Fund	787,017	6,380,600	5,836,894	1,330,723
037	Parks Levy	290,590	358,161	336,098	312,654
095	Parks Maintenance Projects	1,547,942	1,299,269	1,426,271	1,420,940
096	Transportation Maintenance Projects	9,603,219	4,297,337	3,788,418	10,112,138
099	General Govt/Facilities Maint. Projects	6,616,568	8,021,954	4,585,606	10,052,916
Subtotal - General Fund Sub-Funds		\$54,340,223	\$39,009,899	\$31,233,829	\$62,116,293
<hr/>					
Grand Total General Fund		\$101,983,169	\$153,294,082	\$152,444,532	\$102,832,720
<hr/>					
Special Revenue Funds					
110	Recreation Activity	\$1,021,913	\$3,103,747	\$2,282,626	\$1,843,035
115	Development Staffing Agreement	9,747,276	2,558,563	4,219,445	8,086,395
117	Cable Access	13,534	24,203	10,775	26,961
118	Operating Grants	1,387,370	289,722	583,413	1,093,679
122	Advanced Life Support (ALS)	612,387	8,085,110	9,152,147	(454,650)
124	Aid Car Donation	545,197	121,984	0	667,181
125	Real Estate Excise Tax (REET)	25,081,802	5,538,149	7,420,074	23,199,877
126	Drug Enforcement	34,344	122,290	0	156,634
131	Tourism (Hotel/Motel Tax)	957,177	525,492	328,413	1,154,255
140	Solid Waste/Recycling	1,237,715	1,165,593	1,257,552	1,145,756
Subtotal - Special Revenue Funds		\$40,638,715	\$21,534,853	\$25,254,444	\$36,919,124

**2023-2024
ALL FUNDS CASH FLOW
as of November 2023**



Fund No.	Fund Name	Beginning Fund Balance	Actual Revenue	Actual Expenditure	Balance
Debt Service Funds					
233	Debt Service Fund	\$258,153	\$5,552,821	\$870,816	\$4,940,158
	Subtotal - Debt Service Funds	\$258,153	\$5,552,821	\$870,816	\$4,940,158
Capital Investment Program (CIP) Funds					
315	Parks CIP	\$33,755,459	\$10,187,970	\$30,757,820	\$13,185,610
316	Transportation CIP	48,967,792	11,869,853	7,446,821	53,390,824
319	General Government CIP	19,129,674	2,010,383	843,594	20,296,463
	Subtotal - CIP Funds	\$101,852,925	\$24,068,206	\$39,048,235	\$86,872,896
Community Facilities District (CFD) Funds					
361	CFD 2014-1	\$6,800,878	\$91,788	\$5,060	\$6,887,606
362	CFD 2016-1	9,135,888	664,222	144,145	9,655,965
	Subtotal - CFD Funds	\$15,936,766	\$756,011	\$149,205	\$16,543,571
Enterprise Funds (Utilities)					
401	Water/Wastewater Operating	\$19,509,486	\$39,403,698	\$44,631,790	\$14,281,394
402	Novelty Hill Operating	8,657,189	7,406,334	11,127,043	4,936,480
403	Water CIP	23,285,181	7,820,792	5,560,499	25,545,474
404	Wastewater CIP	3,231,010	3,454,756	5,339,119	1,346,647
405	Stormwater Operating	11,632,713	13,528,592	14,292,196	10,869,109
406	Stormwater CIP	46,378,185	6,330,151	1,774,813	50,933,523
407	Novelty Hill Water CIP	12,159,848	3,683,241	18,691	15,824,398
408	Novelty Hill Wastewater CIP	14,012,545	2,875,266	18,904	16,868,907
	Subtotal - Enterprise Funds	\$138,866,158	\$84,502,829	\$82,763,056	\$140,605,932
Internal Service Funds					
501	Fleet Maintenance	\$4,197,155	\$4,297,175	\$2,652,132	\$5,842,198
510	Insurance Claims & Reserves	1,280,630	2,838,386	2,729,858	1,389,159
511	Medical Self Insurance	5,852,074	15,364,582	12,946,587	8,270,068
512	Workers' Compensation	1,986,618	2,608,369	1,643,802	2,951,185
520	Information Technology	3,920,724	12,463,079	9,787,359	6,596,444
	Subtotal - Internal Service Funds	\$17,237,200	\$37,571,591	\$29,759,738	\$25,049,053
Total - All Funds		\$416,773,087	\$327,280,394	\$330,290,026	\$413,763,454

**2023-2024
EXPENDITURE BY DEPARTMENT
as of November 2023**



Department	Budget	Actual	Variance	% Expended	% (over)/under expected
Non-Departmental	\$68,560,968	\$37,372,919	\$31,188,049	55%	-9%
Executive	9,576,725	4,244,147	5,332,579	44%	2%
Finance	10,618,627	4,137,412	6,481,215	39%	7%
Fire	48,658,085	23,053,936	25,604,149	47%	-2%
Human Resources	5,786,162	2,381,175	3,404,987	41%	5%
Parks	29,190,350	11,950,522	17,239,829	41%	5%
Planning	27,954,485	10,361,450	17,593,035	37%	9%
Police	48,057,699	20,567,140	27,490,559	43%	3%
Public Works	16,274,323	7,142,003	9,132,319	44%	2%
TIS	19,005,969	8,003,939	11,002,030	42%	4%
Total Expenditure	\$283,683,393	\$129,214,642	\$154,468,751	46%	0%

2023-2024
ALL FUNDS BUDGET VS ACTUALS
as of November 2023



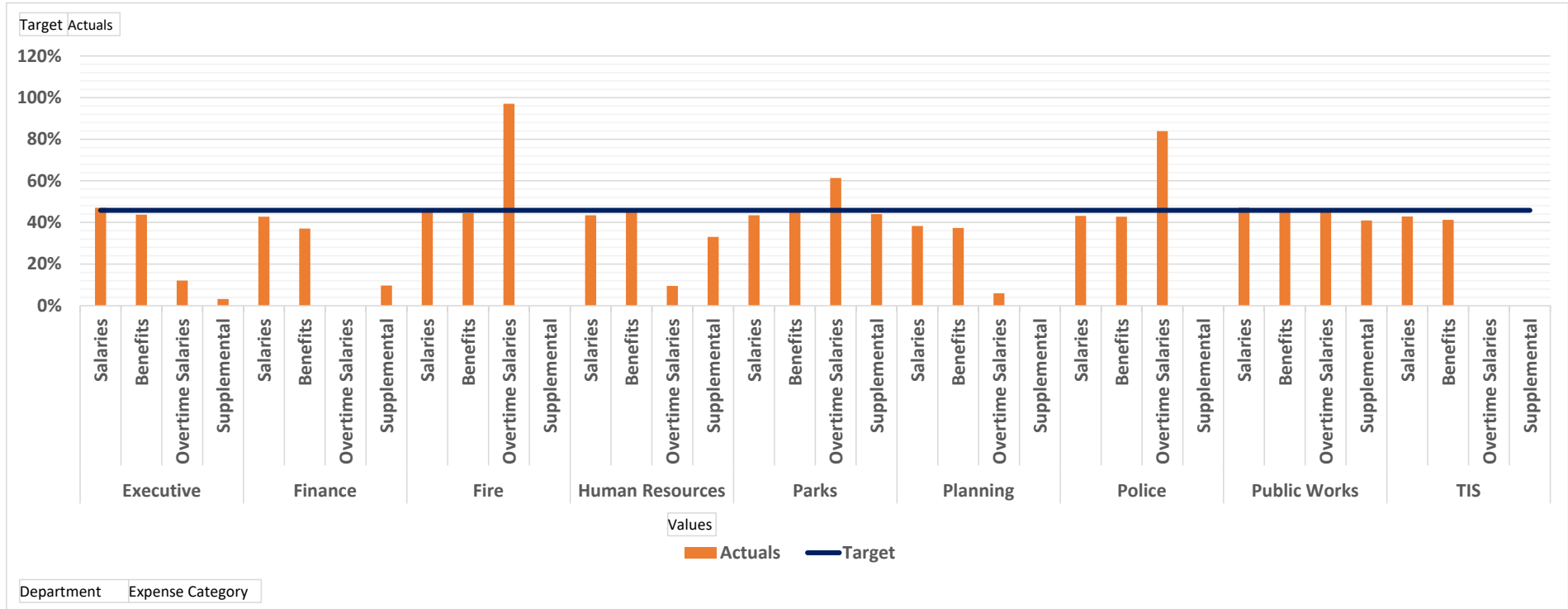
Fund No.	Fund Name	Budget	Actual	Variance	% Expended	% Over/ Under
100	General Fund	\$282,071,003	\$121,210,703	\$160,860,300	43%	3%
General Fund Sub-Funds						
011	Arts Activity	\$918,306	\$243,932	\$674,374	27%	19%
012	Parks Maintenance & Operations	4,557,148	1,437,168	3,119,980	32%	14%
013	Community Events	1,326,272	422,905	903,367	32%	14%
019	Human Services	6,152,101	1,843,618	4,308,483	30%	16%
020	Fire Equipment Reserves	8,171,436	1,987,720	6,183,716	24%	22%
021	Operating Reserves	7,810,263	112,707	7,697,555	1%	44%
025	COVID-19 Recovery	9,564,843	250,000	9,314,843	3%	43%
027	Capital Equipment Replacement Reser	7,318,063	2,358,956	4,959,108	32%	14%
030	Business Tax	16,848,192	6,594,297	10,253,895	39%	7%
031	Real Property	3,203,759	9,239	3,194,521	0%	46%
035/036	Public Safety Levy	15,087,071	5,836,894	9,250,177	39%	7%
037	Parks Levy	1,075,565	336,098	739,467	31%	15%
095	Parks Maintenance Projects	4,911,865	1,426,271	3,485,594	29%	17%
096	Transportation Maintenance Projects	24,607,849	3,788,418	20,819,431	15%	30%
099	General Govt/Facilities Maint. Projects	22,721,014	4,585,606	18,135,408	20%	26%
Subtotal - General Fund Sub-Funds		\$134,273,748	\$31,233,829	\$103,039,919	23%	23%
Grand Total General Fund		\$416,344,751	\$152,444,532	\$263,900,219	37%	9%
Special Revenue Funds						
110	Recreation Activity	\$6,411,736	\$2,282,626	\$4,129,110	36%	10%
115	Development Staffing Agreement	13,657,559	4,219,445	9,438,114	31%	15%
117	Cable Access	85,634	10,775	74,858	13%	33%
118	Operating Grants	2,284,715	583,413	1,701,302	26%	20%
122	Advanced Life Support (ALS)	21,976,015	9,152,147	12,823,868	42%	4%
124	Aid Car Donation	685,445	-	685,445	0%	46%
125	Real Estate Excise Tax (REET)	39,101,802	7,420,074	31,681,729	19%	27%
126	Drug Enforcement	34,344	-	34,344	0%	46%
131	Tourism (Hotel/Motel Tax)	1,796,777	328,413	1,468,363	18%	28%
140	Solid Waste/Recycling	3,899,340	1,257,552	2,641,788	32%	14%
150	Transportation Benefit District	-				
Subtotal - Special Revenue Funds		\$89,933,366	\$25,254,444	\$64,678,922	28%	18%

2023-2024
ALL FUNDS BUDGET VS ACTUALS
as of November 2023



Fund No.	Fund Name	Budget	Actual	Variance	% Expended	% Over/ Under
Debt Service Funds						
233	Debt Service Fund	\$12,151,625	\$870,816	\$11,280,809	7%	39%
	Subtotal - Debt Service Funds	\$12,151,625	\$870,816	\$11,280,809	7%	39%
Capital Investment Program (CIP) Funds						
315	Parks CIP	\$57,723,591	\$30,757,820	\$26,965,772	53%	-7%
316	Transportation CIP	82,168,884	7,446,821	74,722,062	9%	37%
319	General Government CIP	20,652,299	843,594	19,808,705	4%	42%
	Subtotal - CIP Funds	\$160,544,774	\$39,048,235	\$121,496,539	24%	22%
Community Facilities District (CFD) Funds						
361	CFD 2014-1	\$6,830,878	\$5,060	\$6,825,818	0%	46%
362	CFD 2016-1	9,295,888	144,145	9,151,743	2%	44%
	Subtotal - CFD Funds	\$16,126,766	\$149,205	\$15,977,561	1%	45%
Enterprise Funds (Utilities)						
401	Water/Wastewater Operating	\$113,230,239	\$44,631,790	\$68,598,448	39%	6%
402	Novelty Hill Operating	25,872,382	11,127,043	14,745,339	43%	3%
403	Water CIP	34,853,314	5,560,499	29,292,815	16%	30%
404	Wastewater CIP	12,561,997	5,339,119	7,222,878	43%	3%
405	Stormwater Operating	41,489,505	14,292,196	27,197,309	34%	11%
406	Stormwater CIP	56,392,436	1,774,813	54,617,623	3%	43%
407	Novelty Hill Water CIP	16,065,058	18,691	16,046,367	0%	46%
408	Novelty Hill Wastewater CIP	16,974,869	18,904	16,955,965	0%	46%
	Subtotal - Enterprise Funds	\$317,439,800	\$82,763,056	\$234,676,744	26%	20%
Internal Service Funds						
501	Fleet Maintenance	\$12,586,142	\$2,652,132	\$9,934,010	21%	25%
510	Insurance Claims & Reserves	7,640,351	2,729,858	4,910,493	36%	10%
511	Medical Self Insurance	38,582,425	12,946,587	25,635,838	34%	12%
512	Workers' Compensation	7,399,021	1,643,802	5,755,219	22%	24%
520	Information Technology	28,965,194	9,787,359	19,177,834	34%	12%
	Subtotal - Internal Service Funds	\$95,173,133	\$29,759,738	\$65,413,395	31%	15%
	Total - All Funds	\$1,107,714,215	\$330,290,026	\$777,424,189	30%	16%

**2023-2024
GENERAL FUND AND TIS
SALARIES AND BENEFITS
as of November 2023**

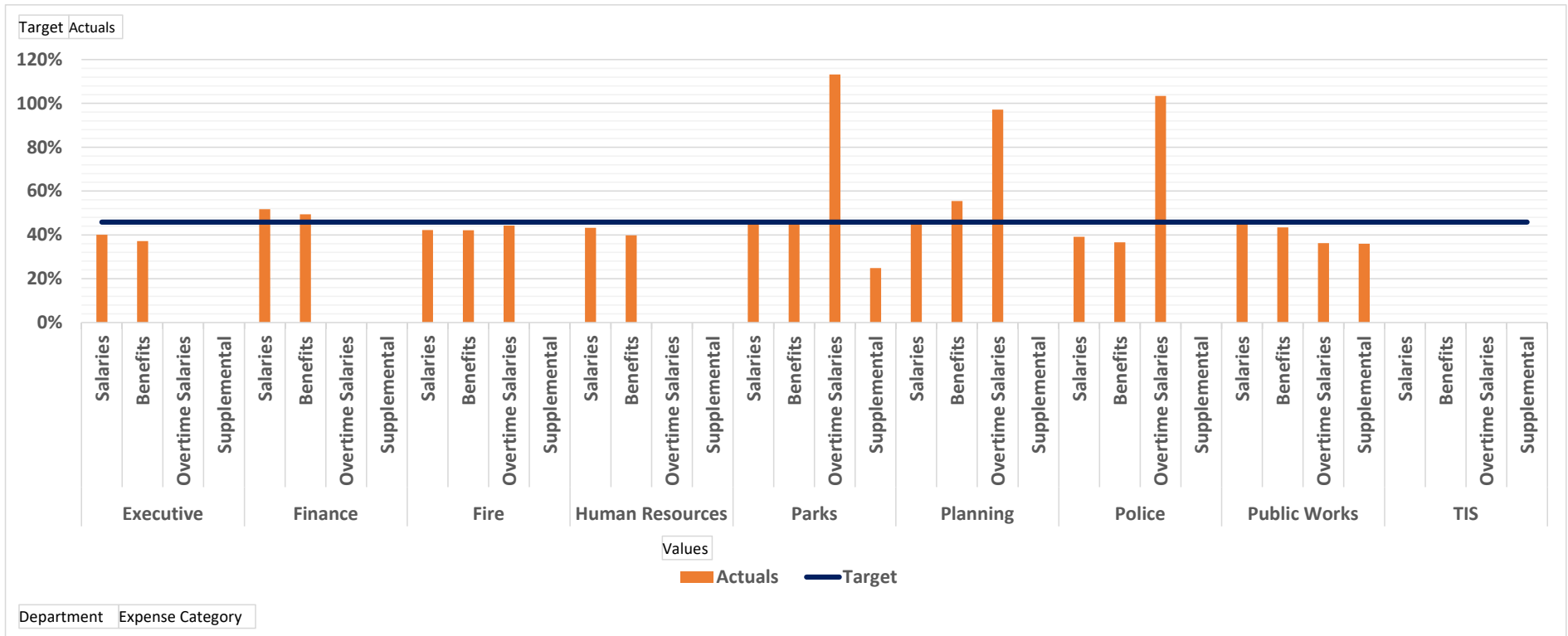


Department	Expense Category	Budget	Actual	Variance	% Expended	% (over)/under expected
Executive	Salaries	\$5,733,626	\$2,700,218	\$3,033,408	47%	-1%
Executive	Benefits	-	-	-		
Executive	Overtime Salaries	2,400	290	2,110	12%	34%
Executive	Supplemental	105,000	3,389	101,611	3%	43%
EXECUTIVE TOTAL		\$5,841,026	\$2,703,897	\$3,137,130	46%	0%

Department	Expense Category	Budget	Actual	Variance	% Expended	% (over)/under expected
Public Works	Salaries	\$6,038,556	\$2,851,190	\$3,187,366	47%	-1%
Public Works	Benefits	-	-	-		
Public Works	Overtime Salaries	346,033	156,161	189,873	45%	1%
Public Works	Supplemental	372,000	152,315	219,685	41%	5%
PUBLIC WORKS TOTAL		\$6,756,589	\$3,159,666	\$3,596,923	47%	-1%
Human Resources	Salaries	\$3,850,560	\$1,674,639	\$2,175,921	43%	2%
Human Resources	Benefits	-	-	-		
Human Resources	Overtime Salaries	14,000	1,326	12,674	9%	36%
Human Resources	Supplemental	63,000	20,847	42,153	33%	13%
HUMAN RESOURCES TOTAL		\$3,927,560	\$1,696,812	\$2,230,748	43%	3%
Finance	Salaries	\$6,612,813	\$2,826,575	\$3,786,238	43%	3%
Finance	Benefits	-	-	-		
Finance	Overtime Salaries	-	17,934	(17,934)	>100%	(>100%)
Finance	Supplemental	211,406	20,462	190,944	10%	36%
FINANCE TOTAL		\$6,824,219	\$2,864,971	\$3,959,248	42%	4%
TIS	Salaries	\$9,961,875	\$4,270,676	\$5,691,199	43%	3%
TIS	Benefits	-	-	-		
TIS	Overtime Salaries	-	1,002	(1,002)	>100%	(>100%)
TIS	Supplemental	-	-	-		
TIS TOTAL		\$9,961,875	\$4,271,678	\$5,690,197	43%	3%

Department	Expense Category	Budget	Actual	Variance	% Expended	% (over)/under expected
Parks	Salaries	\$11,057,005	\$4,800,202	\$6,256,802	43%	2%
Parks	Benefits	-	-	-		
Parks	Overtime Salaries	60,306	37,004	23,302	61%	-16%
Parks	Supplemental	1,401,795	616,622	785,173	44%	2%
PARKS TOTAL		\$12,519,106	\$5,453,828	\$7,065,277	44%	2%
Fire	Salaries	\$28,886,163	\$13,259,482	\$15,626,681	46%	0%
Fire	Benefits	-	-	-		
Fire	Overtime Salaries	2,304,230	2,235,882	68,348	97%	-51%
Fire	Supplemental	-	-	-		
FIRE TOTAL		\$31,190,393	\$15,495,364	\$15,695,029	50%	-4%
Police	Salaries	\$27,172,081	\$11,727,057	\$15,445,024	43%	3%
Police	Benefits	-	-	-		
Police	Overtime Salaries	1,241,000	1,040,427	200,573	84%	-38%
Police	Supplemental	-	-	-		
POLICE TOTAL		\$28,413,081	\$12,767,484	\$15,645,597	45%	1%
Planning	Salaries	\$15,605,222	\$5,981,724	\$9,623,498	38%	8%
Planning	Benefits	-	-	-		
Planning	Overtime Salaries	116,870	6,944	109,926	6%	40%
Planning	Supplemental	-	41,159	(41,159)	>100%	(>100%)
PLANNING TOTAL		\$15,722,092	\$6,029,827	\$9,692,265	38%	7%
GRAND TOTAL		\$121,155,941	\$54,443,527	\$66,712,414	45%	1%

2023-2024
ALL DEPARTMENTS (OTHER FUNDS)
SALARIES AND BENEFITS
as of November 2023



Department	Expense Category	Budget	Actual	Variance	% Expended	% (over)/under expected
Executive	Salaries	\$250,884	\$100,612	\$150,272	40%	6%
Executive	Benefits	84,855	31,561	53,295	37%	9%
Executive	Overtime Salaries	-	-	-		
Executive	Supplemental	-	-	-		
EXECUTIVE TOTAL		\$335,739	\$132,173	\$203,566	39%	6%

Department	Expense Category	Budget	Actual	Variance	% Expended	% (over)/under expected
Public Works	Salaries	\$17,980,655	\$8,239,928	\$9,740,727	46%	0%
Public Works	Benefits	7,369,707	3,202,153	4,167,554	43%	2%
Public Works	Overtime Salaries	351,129	127,217	223,912	36%	10%
Public Works	Supplemental	392,000	141,142	250,858	36%	10%
PUBLIC WORKS TOTAL		\$26,093,491	\$11,710,439	\$14,383,051	45%	1%
Human Resources	Salaries	\$501,544	\$216,993	\$284,551	43%	3%
Human Resources	Benefits	749,782	298,033	451,749	40%	6%
Human Resources	Overtime Salaries	-	5,361	(5,361)	>100%	(>100%)
Human Resources	Supplemental	-	-	-		
HUMAN RESOURCES TOTAL		\$1,251,326	\$520,387	\$730,939	42%	4%
Finance	Salaries	\$228,200	\$118,101	\$110,098	52%	-6%
Finance	Benefits	68,248	33,713	34,534	49%	-4%
Finance	Overtime Salaries	-	-	-		
Finance	Supplemental	-	-	-		
FINANCE TOTAL		\$296,448	\$151,815	\$144,633	51%	-5%
Parks	Salaries	\$4,244,007	\$1,942,130	\$2,301,877	46%	0%
Parks	Benefits	1,797,705	822,979	974,726	46%	0%
Parks	Overtime Salaries	38,060	43,072	(5,012)	113%	-67%
Parks	Supplemental	1,153,216	286,848	866,368	25%	21%
PARKS TOTAL		\$7,232,988	\$3,095,029	\$4,137,959	43%	3%

Department	Expense Category	Budget	Actual	Variance	% Expended	% (over)/under expected
Fire	Salaries	\$17,476,952	\$7,380,665	\$10,096,287	42%	4%
Fire	Benefits	6,697,743	2,821,767	3,875,976	42%	4%
Fire	Overtime Salaries	3,927,983	1,737,370	2,190,613	44%	2%
Fire	Supplemental	-	-	-		
FIRE TOTAL		\$28,102,677	\$11,939,802	\$16,162,876	42%	3%
Police	Salaries	\$4,568,376	\$1,785,903	\$2,782,472	39%	7%
Police	Benefits	1,659,973	608,337	1,051,636	37%	9%
Police	Overtime Salaries	105,000	108,543	(3,543)	103%	-58%
Police	Supplemental	-	-	-		
POLICE TOTAL		\$6,333,349	\$2,502,784	\$3,830,565	40%	6%
Planning	Salaries	\$6,951,235	\$3,251,934	\$3,699,301	47%	-1%
Planning	Benefits	2,545,541	1,412,367	1,133,174	55%	-10%
Planning	Overtime Salaries	40,000	38,844	1,156	97%	-51%
Planning	Supplemental	-	-	-		
PLANNING TOTAL		\$9,536,776	\$4,703,144	\$4,833,631	49%	-3%
GRAND TOTAL		\$79,182,794	\$34,755,572	\$44,427,222	44%	2%

2023-2024
CAPITAL INVESTMENT PROGRAM
AND
BUSINESS TECHNOLOGY INVESTMENT PROGRAM FUNDS
as of November 2023



Fund No.	Fund Name	Beginning Fund Balance	Actual Revenue	Budget Expenditure	Actual Expenditure	Variance	% Expended	% Over/Under
General Government Capital Investment Program								
095	Parks Maintenance Projects	\$1,547,942	\$1,299,269	\$3,878,983	\$1,426,271	\$2,452,712	37%	9%
096	Transportation Maintenance Projects	9,603,219	4,297,337	13,950,069	3,788,418	10,161,651	27%	19%
099	General Government/Facilities Maintenance Projects	6,616,568	8,021,954	15,693,362	4,585,606	11,107,756	29%	17%
315	Parks CIP	33,755,459	10,187,970	41,744,967	30,757,820	10,987,148	74%	-28%
316	Transportation CIP	48,967,792	11,869,853	36,583,083	7,446,821	29,136,262	20%	25%
319	General Government/Facilities CIP	19,129,674	2,010,383	14,744,003	843,594	13,900,409	6%	40%
Subtotal - General Government CIP Funds		\$119,620,654	\$37,686,766	\$126,594,467	\$48,848,530	\$77,745,937	39%	7%
Utility Capital Investment Program								
403	Water CIP	\$23,285,181	\$7,820,792	\$14,245,289	\$5,560,499	\$8,684,790	39%	7%
404	Wastewater CIP	3,231,010	3,454,756	6,197,434	5,339,119	858,315	86%	-40%
406	Stormwater CIP	46,378,185	6,330,151	15,214,821	1,774,813	13,440,008	12%	34%
407	Novelty Hill Water CIP	12,159,848	3,683,241	499,574	18,691	480,883	4%	42%
408	Novelty Hill Wastewater CIP	14,012,545	2,875,266	30,990	18,904	12,086	61%	-15%
Subtotal - Utility CIP Funds		\$99,066,770	\$24,164,205	\$36,188,108	\$12,712,026	\$23,476,082	35%	11%
Business Technology Investment Program								
520	Business Technology Investment Program (BTIP)	\$3,552,285	\$3,507,104	\$8,343,776	\$1,673,106	\$6,670,670	20%	26%
Subtotal - BTIP Fund		\$3,552,285	\$3,507,104	\$8,343,776	\$1,673,106	\$6,670,670	20%	26%
Total - CIP and BTIP Funds		\$222,239,708	\$65,358,075	\$171,126,351	\$63,233,662	\$107,892,689	37%	9%



Memorandum

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-021

Type: Committee Memo

TO: Committee of the Whole - Finance, Administration, and Communications

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Fire	Adrian Sheppard, Fire Chief	425-556-2201
------	-----------------------------	--------------

DEPARTMENT STAFF:

Fire	Todd Short	Fire Marshal
Fire	Rich Gieseke	Assistant Fire Marshal

TITLE:

Adoption of an Ordinance for Amendments to the Redmond Fire Code

OVERVIEW STATEMENT:

Adoption of the 2021 Redmond Fire Code, including state and local amendments, in coordination with the State of Washington's adoption of the 2021 State Fire Code.

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

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Fire Department Strategic Plan and Standards of Cover
- **Required:**
RCW 19.27.031
- **Council Request:**
N/A
- **Other Key Facts:**
Language was previously approved by council on May 16th 2023 then rescinded June 6th 2023 due to delay in adoption of code at state level.

OUTCOMES:

Regular updates of the Redmond Fire Code required to coordinate with the scheduled 3-year updates of Washington

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-021

Type: Committee Memo

State's Adoption of the amended International Fire Code. Maintaining a current fire code addresses new hazards and process, enhances public safety, and provides for predictable development environment.

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:

Cost covered in ongoing budget allocation.

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

Budget Offer Number:

100.603.00.00360.52230 Fire Prevention Operating Supplies

Budget Priority:

N/A

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

If yes, explain:

N/A

Funding source(s):

Prevention, General Fund

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

Date: 2/13/2024

Meeting of: Committee of the Whole - Finance, Administration, and Communications

File No. CM 24-021

Type: Committee Memo

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
2/20/2024	Business Meeting	Approve

Time Constraints:

The State of Washington Fire Code adoption is currently anticipated to become effective on March 15th, 2024. Adoption of the Redmond Fire Code will coincide with the State's actual date of adoption.

ANTICIPATED RESULT IF NOT APPROVED:

If the Redmond Fire code is not adopted our local code will not be coordinated with the State Fire Code.

ATTACHMENTS:

Attachment A - RMC 15.06 Redmond Fire Code 1-2024

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING REDMOND MUNICIPAL CODE
CHAPTER 15.06, FIRE CODE, IN ORDER TO ADOPT
THE 2021 INTERNATIONAL FIRE CODE AND
SUBSEQUENT STATE AMENDMENTS.

WHEREAS, The State Building Code Council is adopting the 2021 International Fire Code pursuant to RCW 19.27.031; and

WHEREAS, Failure to adopt the 2021 International Fire Code with State amendments will result in the City being out of compliance with state law; and

WHEREAS, The Fire Department has recommended that the City adopt the 2021 International Fire Code, with certain deletions and amendments, with an effective date coinciding with the State's actual effective date, currently anticipated to be March 15, 2024; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of RMC 15.06. The following provisions of RMC 15.06 are hereby amended to read as set forth below:

Chapter 15.06

FIRE CODE*

Sections:

- 15.06.10 Short title.
- 15.06.11 Adoption.
- 15.06.12 Restrictions.
- 15.06.13 Amendments.
- 15.06.14 Reserved.
- 15.06.15 Fire detection systems.
- 15.06.16 Fire sprinkler systems.
- 15.06.17 Restricted access buildings.
- 15.06.18 Reserved.
- 15.06.19 New materials, processes or occupancies which may require permits.
- 15.06.20 Wellhead protection ordinance coordination.
- 15.06.21 Appeals.
- 15.06.22 Penalties and enforcement.
- 15.06.23 Building permit issuance and occupancy.
- 15.06.24 Nonconforming structures.

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

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

* Formerly Chapter 20E.100 RCDG.

15.06.10 Short title.

This chapter and amendments hereto shall constitute the Redmond Fire Code and may be cited as such.

15.06.11 Adoption.

A. The International Fire Code, [~~2018~~] **2021** Edition, published by the International Code Council including Appendices B, F and I, together with the amendments, modifications, and exceptions in Washington Administrative Code 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

15.06.12 Restrictions.

A. *Occupancies Prohibited.* No Group H, Division 1 occupancy as defined in Section 307, International Building Code, [~~2018~~] **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, [~~2018~~] **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, [~~2018~~] **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, [~~2018~~] **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.

15.06.13 Amendments.

A. The following are modifications or amendments to the International Fire Code, [~~2018~~] **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 [~~105.7~~] **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 [~~104.11.2~~] **104.12.2** to read as follows:

[~~104.11.2~~] **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 [~~104.12~~] **104.13** as follows:

[~~104.12~~] **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 [~~105.6.23~~] **105.5.25** to read as follows:

[~~105.6.23~~] **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 [~~105.6.27~~] **105.5.29** to read as follows:

[~~105.6.27~~] **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 [~~105.6.30~~] **105.5.32** to read as follows:

[~~105.6.30~~] **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 ~~{105.6.43}~~ 105.5.45 to read as follows:

~~{105.6.43}~~ **105.5.45** Repair garages.

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

~~{14. REPEALED.}~~

~~{15}~~ **14.** Add Section ~~[105.6.51]~~ **105.5.53** to read as follows:

~~[105.6.51]~~ **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.

~~{16. ADD SECTION 105.6.52, EMERGENCY RESPONDER RADIO COVERAGE SYSTEM, AS FOLLOWS:~~

~~105.6.52 EMERGENCY RESPONDER RADIO COVERAGE SYSTEM.~~

~~AN OPERATIONAL PERMIT IS REQUIRED TO OPERATE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS PRESCRIBED IN SECTION 510.}~~

~~{17}~~ **15.** Amend Section ~~[105.7.5]~~ **105.6.3** to read as follows:

~~[105.7.5]~~ **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 ~~{105.6.10}~~ **105.5.11**. Maintenance performed in accordance with this code is not considered an alteration and does not require a construction permit.

~~{18}~~ **16**. Amend Section ~~[105.7.20]~~ **105.6.19** as follows:

~~[105.7.20]~~ **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.

~~{19}~~ **17**. Add Section ~~[105.7.27]~~ **105.6.26** as follows:

~~[105.7.27]~~ **105.6.26** HPM facilities.

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

~~{20}~~ **18**. Add Section ~~[105.7.28]~~ **105.6.27** as follows:

~~[105.7.28]~~ **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.

~~{21}~~ **19**. Add Section ~~[105.7.29]~~ **105.6.28** as follows:

~~[105.7.29]~~ **105.6.28** Places of assembly.

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

~~[22. Amend Section 108.6 as follows:~~

~~108.6 Overcrowding.~~

~~Overcrowding or admittance of any person beyond the approved capacity of a building or a portion thereof shall not be allowed. The fire code official, upon finding any overcrowding conditions or obstructions in aisles, passageways or other means of egress, or upon finding any condition which constitutes a life safety hazard, shall be authorized to direct actions be taken to reduce the overcrowding or to cause the event to be stopped until such condition or obstruction is corrected.]~~

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.

~~[23]~~ **21. Add Section [111.5] 114.8 as follows:**

~~[111.5]~~ **114.8** Fire- or explosion-damaged buildings.

The owner, occupant, or other person having under his 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.

~~[24]~~ **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.

~~{25}~~ **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.

~~{26}~~ **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.

~~{27}~~ **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.

~~28~~ 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}~~ 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}~~ 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}~~ 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}~~ **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.

~~{34. 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 ft. by 7 ft. 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.}~~

[35] **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.

[36] **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 ~~[150]~~ 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 ~~[300]~~ 450 feet (91,440 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) .

[37] **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.

[38] **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 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.

[39] **37.** Amend Section [~~603.3~~] **605.4** to read as follows:

[~~603.3~~] **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.

[40] **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.

[41] **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.

[42] **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.

[43] **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.

[44] **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.

[45] **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.

[46] **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.

[47] **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.

~~{1.}~~**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.

~~{2.}~~**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.

[48] **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.

[49] **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.

[50] **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.

[51] **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.

[52] **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 [~~1510.2~~] **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.

[53] **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.

[54] **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 ~~[907.2.10]~~ **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.

[55] **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.

~~[56. AMEND CHAPTER 3308.2 AS FOLLOWS:]~~

~~3308.2 PROGRAM SUPERINTENDENT.~~

~~THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, IMPLEMENTATION, AND MAINTENANCE OF A WRITTEN PLAN ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE APPLICABLE THROUGHOUT ALL PHASES OF THE CONSTRUCTION, REPAIR, ALTERATION, OR DEMOLITION WORK AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THIS CHAPTER. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.}~~

~~[57. AMEND CHAPTER 3308.3 AS FOLLOWS:~~

~~3308.3 PREFIRE PLANS.~~

~~THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREFIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. PRE-FIRE PLANS FOR BUILDINGS EXCEEDING 50,000 SQUARE FEET SHALL BE APPROVED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THE FIRE CHIEF AND THE FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS.}~~

[58] 55. Add Section ~~[3308.10]~~ **3303.11** as follows:

~~[3308.10]~~ **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.

[59] **56.** Add Section ~~[3308.11]~~ **3303.12** as follows:

~~[3308.11]~~ **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 ~~[3308.11.1]~~ **3303.12.1** through ~~[3308.11.3]~~ **3303.12.3**.

~~[3308.11.1]~~ **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.

~~[3308.11.2]~~ **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.

[~~3308.10.3~~] **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.

[60] **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.

[61] **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.

[62] **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.

[63] **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).

[64] **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.

[65] **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.

[66] **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.

[67] **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 ~~constructed in accordance with the International Building Code,~~ **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.

[68] **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

[69] **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).

[70] **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

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (design standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
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 1000gpm	Duration in Table 105.1(2) at the required flow rate

[58] 68. Amend Table B105.1(1) 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)
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

15.06.14 Reserved.

15.06.15 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.

15.06.16 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, [~~2018~~] **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 ADU's 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.

15.06.17 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 unaccessible 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.

15.06.18 Reserved.

15.06.19 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 office and distribute copies thereof to interested persons.

15.06.20 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.

15.06.21 ~~REPEALED [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).]~~

15.06.22 Penalties and enforcement.

1. *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.

2. 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.

15.06.23 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.

15.06.24 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 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.

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.

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.

E. 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.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall become effective with a date coinciding with Washington State's actual effective date of adoption of the 2021 International Fire Code, anticipated to occur on March 15, 2024. Provided 5 days have passed since the date of publication of a summary in the City's official newspaper or as otherwise provided by law.

ADOPTED by the Redmond City Council this ____ day of _____, 2024.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

DANIEL P. KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.