

CODE

**CITY OF REDMOND
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING REDMOND MUNICIPAL CODE
SECTION 15.06.024, NONCONFORMING STRUCTURES,
IN ORDER TO REQUIRE ADDITIONAL CRITERIA
APPLICABLE TO REBUILDING DAMAGED STRUCTURES
WITH FIRE AND LIFE SAFETY SYSTEMS

WHEREAS, The City of Redmond seeks to reduce or eliminate the risk of life and property loss from hostile fire in residential occupancies; and

WHEREAS, modern fire sprinkler technology is a component of a reliable life safety strategy; and

WHEREAS, The City of Redmond has identified that fire incidents have occurred in residential occupancies that results in damage to structure and displacement of occupants; and

WHEREAS, the City of Redmond has determined that the installation of fire sprinkler systems in structures that have experienced substantial fire damage is the most effective and economical means to reduce future risk in such structures; and

WHEREAS, the Redmond City Council recognizes the benefits of this ordinance and concurs in its adoption.

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 Subsection. RMC 15.06.024 of the City of Redmond Fire Code is hereby amended to read as follows:

Nonconforming structures shall comply with the following:

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

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

C. Where structures have separate fire areas, either by definition or by geographic configuration as determined by the fire code official, the percentage of damage or unit count may be figured based upon the assessed valuation, or number of units, contained within a fire area. Requirements of RMC 15.06.015 and 15.06.016 shall apply to the fire area only, except that the design

and installation of any system shall accommodate future extension in other areas of the structure.

~~[C.]~~ **D.** A nonconforming structure shall be brought into full compliance with RMC Chapter 15.06, the Redmond Fire Code, when alteration or expansion of the structure takes place and the following takes place within any three-year period:

1. The gross floor area of the structure is increased by 100 percent or more; or

2. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period.

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. Declaration of Emergency - Immediate Effective Date. The Redmond City Council hereby finds and declares that an emergency exists that makes this ordinance necessary for the immediate protection of the public health, public safety, public property, or public peace. Failure to have this ordinance in effect immediately may result in the rebuilding of fire damaged structures without the installation of sprinkler systems, making the structures less safe. This ordinance, having been passed by a majority plus one of the whole membership of the Redmond City Council, shall therefore become effective immediately upon passage pursuant to RCW 35A.12.130. The City Clerk shall cause this ordinance or a summary thereof consisting of the title, to be published at the earliest practicable date.

ADOPTED by the Redmond City Council this _____ day of
_____, 20XX.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

JAMES HANEY, CITY ATTORNEY

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