



## Memorandum

**Date:** 7/6/2021  
**Meeting of:** City Council

**File No.** AM No. 21-085  
**Type:** Consent Item

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

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

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

Adoption of an Ordinance Updating Redmond Municipal Code 15.06.024 Regarding Fire Sprinklers for Non-Conforming Fire Damaged Structures

- a. Ordinance No. 3038: 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

**OVERVIEW STATEMENT:**

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

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

**REQUESTED ACTION:**

☐ **Receive Information**      ☐ **Provide Direction**      ☒ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
Ordinances require City Council approval.
- **Council Request:**  
Public Safety Committee of the Whole, May 18, 2021. Council Members requested additional information on this issue.
- **Other Key Facts:**  
Recent fire event at Sixty-01 condominiums.

**OUTCOMES:**

The additional requirements to provide fire sprinklers in nonconforming fire damaged residential structures will increase fire and life safety in structures impacted by fire damage. Rebuilding with fire sprinklers will bring the damaged units into compliance with the current fire code thus eliminating the nonconforming status. Life safety increases and future devastation from fire damage is prevented or at a minimum mitigated. Sustainability increases with fire damage mitigation and fire responses are achieved with much less staffing, water, and time on scene.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Direct contact with owners and management companies that currently own or manage multi-family structures that do not have fire sprinklers installed. Contact with BOMA, Master Builders, and OneRedmond is underway to schedule informational meetings if desired.
- **Outreach Methods and Results:**  
Direct contact to property owners/managers. Offering Teams or in person meetings to members of associations.
- **Feedback Summary:**  
Building owners report to date that 100% have ordinance and law insurance that would cover the fire sprinkler mandate. Generally, the owners and managers understand the benefit of rebuilding with fire sprinklers and are supportive. Some concerns have been expressed about having ongoing maintenance costs of the fire sprinkler system.

**BUDGET IMPACT:**

**Total Cost:**

No impact to City budget.

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

**Budget Offer Number:**

N/A

**Budget Priority:**

N/A

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

*If yes, explain:*

N/A

**Funding source(s):**

N/A

**Budget/Funding Constraints:**

N/A

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
5/18/2021	Committee of the Whole - Public Safety	Provide Direction
6/15/2021	Committee of the Whole - Public Safety	Provide Direction

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

The timely adoption of this ordinance will make sure that fire damaged structures will rebuild with fire sprinklers installed.

**ANTICIPATED RESULT IF NOT APPROVED:**

Continued inability to fire sprinkler damaged units when fire incidents occur.

**ATTACHMENTS:**

Attachment A - RMC 15.06.024 Fire Code Ordinance - Proposed Amendment