



CITY OF KIRKLAND
Fire & Building Department
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www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Kevin Nalder, Director of Fire and Building
Tom Phillips, Building Services Manager

Date: November 23, 2011

Subject: An Ordinance eliminating the onetime fire sprinkler exception

RECOMMENDATION

Council adopts an Ordinance eliminating the one time fire sprinkler exception.

BACKGROUND DISCUSSION

In 2004 the Council approved an Ordinance that would require all buildings over 5,000 square feet in area to be provided with an automatic fire sprinkler system. The Ordinance required that if additions were made to existing buildings, a fire sprinkler would need to be installed throughout if the total area of the existing building plus the addition exceeded 5,000 square feet. The Ordinance provided for a onetime exception to the fire sprinkler requirement if the existing building was less than 5,000 square feet and the addition did not exceed 25% of the existing building.

The exception allowed owners of existing buildings who had plans to add on to their building at the time the Ordinance was adopted, to proceed with the addition without needing to retrofit the existing building by adding fire sprinklers. Since it is likely that any owner who had an addition planned at the time of the Ordinance's passage has either built the addition or decided against the addition, the onetime exception is no longer relevant for those situations.

ORDINANCE O-4338

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING CHAPTER 21.33 OF THE KIRKLAND MUNICIPAL CODE RELATED TO THE INSTALLATION OF FIRE SPRINKLERS IN BUILDINGS THAT EXCEED 5,000 SQUARE FEET IN AREA.

The City Council of the City of Kirkland do ordain as follows:

Section 1. Subsection 21.33.050 of the Kirkland Municipal Code is hereby amended to read as follows:

21.33.050 Existing buildings.

(a) Existing buildings that would be required to install an automatic sprinkler system, if new, shall comply with this section when an addition is made to the building.

(b) Any existing building required to install an automatic sprinkler system under the provisions of this section shall install such system throughout the entire building. Subject to the approval of the fire chief, a phasing plan of up to five years is permitted.

~~(c) Exceptions:~~

~~(1) Areas of existing buildings may be increased by up to twenty five percent, not to exceed five thousand square feet.~~

~~(2) Existing buildings with a total area less than five thousand square feet may be increased up to five thousand square feet and twenty five percent in additional area.~~

~~This exception shall be used one time only and acknowledgment of its use shall be recorded to run with the property title prior to permit issuance.~~

Section 2. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 3. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2011.

Signed in authentication thereof this ____ day of _____, 2011.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney