

Olympia's Current Sprinkler Ordinance

The requirements for fire sprinklers in buildings come from two sources. The first being the model codes (International Building and Fire Codes) which the City adopts. The second being locally adopted amendments to those codes. I present our local amendments first.

Olympia Municipal Code (OMC) Section 16.04.040, added subsection 903.2.01, states fire sprinklers are required in all structures or buildings where gross square footage, basements included, exceeds 7,500 square feet, or in all structures or buildings more than three stories in height (unless other sections are more restrictive).

The "Skinny Street" sprinkler requirements are now in place for new subdivisions of 10 or more homes. This does not affect short plats of nine or less homes. Projects vested prior to the ordinance adoption (Ordinance No. 6463) in December 2006 are exempt.

Additionally, sprinklers are required in all buildings where perimeter access, required under OMC 16.32.050 (access roadways for fire apparatus), cannot be provided due to design and/or location. Access roadways of 20 feet unobstructed width shall be provided to within 150 feet of all portions of the exterior walls of the first story of any building. Positive or negative grades exceeding 10% and 8% respectively could also require sprinkler protection.

The International Building Code requirements for fire sprinkler protection includes restaurants with an occupant load of 100 or more, nightclubs, high rise buildings, and basements greater than 1,500 square feet with access and opening limitations.

We are proposing the adoption of Appendix "R" and "S" of the International Residential Code. This would require fire sprinklers in one and two family dwellings, including townhomes. Cost for installation is approximately \$2.00 per square foot.