



City Council

Approval of an Ordinance Amending OMC 16.04.020 Related to Residential Fire Sprinkler Locations - First and Final Reading

Agenda Date: 5/18/2021
Agenda Item Number: 4.R
File Number:21-0468

Type: ordinance **Version:** 1 **Status:** Passed

Title

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Recommended Action

Committee Recommendation:

The Land Use and Environment Committee recommended approval of an ordinance to align with the State's adoption of the 2018 International Building and Property Maintenance Codes.

City Manager Recommendation:

Move to approve the Ordinance Amending OMC 16.04.020 Related to Residential Fire Sprinkler Locations on first and final reading.

Report

Issue:

Whether to amend OMC 16.04.020 to include final edits from the Washington State Building Code Council for adoption of the 2018 Residential Code related to residential fire sprinkler locations.

Staff Contact:

Larry Merrell, Building Official, Community Planning and Development, 360.753.8486
Kevin Bossard, Assistant Chief/Fire Marshal, 360.709.2719

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

Every three years, the construction code writing organizations update their respective technical and administrative codes. RCW Chapter 19.27 requires that cities within the State of Washington adopt certain Building, Plumbing, Mechanical, Fire, Energy and Electrical Codes as required by the Washington State Building Codes Council (SBCC). The 2018 State Referenced Codes were adopted and published by the SBCC and took effect at 12:01 a.m. on February 1, 2021.

On February 2, 2021, the City Council passed Ordinance No. 7271, which adopted the 2018 International Codes, along with certain State and local amendments. As required, the SBCC reviewed Ordinance No. 7271 and notified the City that additional amendments related to residential fire sprinkler locations were recommended in order to accomplish the intent of Ordinance No. 7271.

On February 23, 2021, the Council passed Ordinance No. 7273, which amended the City's adoption of the 2018 Edition of the International Residential Code, Appendix U, Dwelling Unit Fire Sprinkler Systems, by enacting six exceptions concerning required sprinkler locations in dwelling units.

After its review of Ordinance No. 7273, the SBCC notified the City of clarifications needed. The City submitted an Application for Review of a Proposed Local Amendment to the Washington State Building Code on April 2, 2021, proposing amendments based on the SBCC's notification. The Application for Review was approved by the SBCC on April 22, 2021. The proposed ordinance reflects the amendments as approved by the SBCC.

Neighborhood/Community Interests (if known):

The cost to sprinkle an accessory dwelling unit on a lot with an unsprinkled home is cost prohibitive. The Fire Marshal's proposal that accessory dwelling units will only be sprinkled if the existing home is sprinkled will lengthen the point of which the City of Olympia will be fully protected by sprinklers, and yet facilitates the construction of affordable housing.

Options:

1. Approve the Ordinance Amending OMC 16.04.020 Related to Residential Fire Sprinkler Locations on first and final reading. The local amendments will take immediate effect, allowing the City to regulate buildings and building construction as necessary to protect the public's health, safety, and welfare.
2. Direct staff to modify the Ordinance with specified revisions to the proposed local amendments and adopt the revised ordinance on first and final reading. Any further revisions are required to be forwarded to the State Building Code Council for approval.
3. Do not adopt the ordinance on first reading and forward for second reading. The local amendments would not take effect for 30 days after second reading and publication of the ordinance.
4. Do not approve the ordinance. The local amendments within the ordinance would not take effect.

Financial Impact:

The associated fiscal impact is included in Department budget for 2021.

Attachments:

Ordinance