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City Council

Residential Fire Sprinklers

Agenda Date: 8/23/2012
Agenda Item Number:
File Number: 12-0447

Type: recommendation **Version:** 3 **Status:** Filed

Agenda Item:
Residential Fire Sprinklers

Issue:
The City Council must approve the adoption of model codes, including the IRC, within the framework of the Olympia Municipal Code (OMC). The 2012 Codes are currently undergoing review for State and Local amendments and will be adopted by the City Council in Spring of 2013. Appendices R and S, related to the requirement of residential fire sprinklers in one and two family dwellings, were removed from the body of the IRC by the State Building Code Council. This action authorized local adoption of the Appendices for residential sprinklers versus a statewide blanket requirement.

Committee Recommendation:
Move to recommend approval of IRC, Appendices R and S to full City Council.

City Manager's Recommendation:
Move to approve IRC, Appendices R and S, which requires residential fire sprinklers in all newly permitted one and two family dwellings.

Staff Contact:
Keith Stahley, Community Planning and Development Director, 360.753-8227

Presenter(s):
Tom Hill, Building Official, Community Planning and Development
Rob Bradley, Assistant Chief/Fire Marshal, Fire Department

Background and Analysis:
Residential Fire Sprinklers are already required by city ordinance for new subdivisions vested after December, 2006, of 10 or more homes (Ordinance No. 6463). They are also required in new apartment buildings of three or more units and mixed use buildings per the International Building Code. Additionally, new townhome buildings greater than 7,500 square feet in overall size require residential sprinklers per OMC, Section 16.04.040, added Subsection 903.2.01

The adoption of Appendices R and S, will require residential fire sprinklers in hundreds of homes yet to be built in subdivisions that were vested prior to December, 2006. This provides a significant, positive impact in the area of fire protection for our citizens at a time of dwindling resources in our City.

Neighborhood/Community Interests (if known):

Olympia Master Builders
Building Industry Association of Washington

Options:

Recommend Approve or Disapprove

Financial Impact:

City: Plan review and inspections will be covered by permit fees.

Builders: Installation cost between \$1.50 and \$2.00 per square foot (national average is \$1.61 per square foot).