

CHAPTER 16.48

**FIRE PROTECTION IN
HIGH-RISE BUILDINGS**

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16.48.010 Story Defined

As used herein, the terms “Story” and “Building Height” shall be as defined in the Washington State Building Code.

(Ord. 2329 §1, 2011)

16.48.020 Scope and Construction of Chapter

A. TMC Chapter 16.48 shall apply only to buildings in excess of eight stories or 75 feet to the occupied floor from the lowest level of Fire Department Vehicle Access. In all other respects, the provisions of the International Building Code (IBC), as found in TMC Chapter 16.04, and the International Fire Code (IFC), as found in TMC Chapter 16.16, shall be generally applicable to TMC Chapter 16.48 including, but not limited to, provisions for the issuance of permits and collection of fees therefor, and provisions for penalties for violations and establishing administrative appeal procedures.

B. If, in any specific case, TMC Chapter 16.48 specifies materials, methods of construction or other requirements which are different from those specified in any other part of the International Building Code (IBC) Section 403 and Tukwila Building Code (TMC Chapter 16.04), the more restrictive requirement shall govern.

C. Section 403.2.1 of the International Building Code for the reduction in fire resistance ratings shall not be allowed.

(Ord. 2329 §2, 2011)

16.48.030 Sprinkler Systems

Every building shall be fully sprinklered in accordance with the standards set down in NFPA (National Fire Protection Association) #13, minimum design density of ordinary hazard Group I. Minimum light hazard spacing with no omissions allowed in guest rooms and sleeping areas and ordinary hazard in all other common areas.

(Ord. 2508 §1, 2016; Ord. 2329 §3, 2011)

16.48.040 Fire Hose Racks

Buildings over eight stories shall have in the stair tower, adjacent to the standpipe, beginning on the third floor and alternating every other floor, in hose cabinets, 150 feet of 1-3/4” double jacket hose with 1-1/2” NST hose couplings. The hose lengths shall be connected and bundled together. The cabinet shall be labeled “**FIRE DEPARTMENT USE ONLY.**”

(Ord. 2329 §4, 2011)

16.48.050 Standpipes

A. With regard to TMC 16.48.040, separate dry standpipes shall not be required if the standpipes and the sprinkler risers are the same pipes, that is, “wet” standpipes, as defined in Section 905 of the International Building Code.

B. A second standpipe shall be installed in one stairwell with a separate feed from the main sprinkler riser room and a separate fire department connection system.

(Ord. 2329 §5, 2011)

16.48.060 Parking Structures

All parking structures shall be equipped with a Fire Sprinkler System.

(Ord. 2329 §6, 2011)

16.48.070 Standby Fire Pumps

Two standby fire pumps shall be provided and shall have automatic controls to utilize the emergency water supply. One pump shall be diesel powered. The other shall be electric and shall be capable of being powered from the building emergency power generator. All fire pump installations shall follow Chapter 9 of the IBC, IFC and NFPA 13.

(Ord. 2329 §7, 2011)

16.48.080 Emergency Power Generator

An emergency power generator shall be provided and shall provide power for the following:

1. Emergency elevator;
2. Minimum lighting, including all exit stairs, exit lights and exit corridors;
3. Stair tower pressurization;
4. Emergency communications system, including phone jacks;
5. Fire alarm system;
6. Electric fire pump;
7. Smoke removal equipment (if otherwise required);
8. Emergency evacuation notification system;
9. Fire Department control room.

(Ord. 2329 §8, 2011)

16.48.090 Windows

If the building is not provided with openable windows on each floor, 10% of the windows on each floor shall be tempered glass with a 1-3/4" diameter red circle on the upper left-hand corner of each window.

(Ord. 2329 §9, 2011)

16.48.100 Smoke/Heat Detector System

Every building will have a full fire alarm system, in accordance with the standards set down by TMC Chapter 16.40 and NFPA 72. The building shall be provided with an approved smoke/heat detector system combined with manual pull-stations. Smoke detectors shall be installed in the elevator lobby of each floor and outside of the emergency stair tower doors on each floor. Fixed temperature heat detectors shall be installed in all mechanical equipment rooms. Both this detector system and the sprinkler system shall be monitored by an approved central station alarm agency, providing 24-hour supervision.

(Ord. 2329 §10, 2011)

16.48.110 Emergency Communications System

A. An emergency communications system shall be provided with jacks on each floor of each emergency stair tower and beside the emergency elevator. A minimum of six handsets shall be stored in a room, the location of which shall be designated by the Fire Marshal of the Fire Department (Section 907.2.12.3 of the IBC).

B. Emergency responder radio coverage shall be provided in accordance with the 2015 Edition of the International Fire Code, Section 510.

(Ord. 2508 §2, 2016; Ord. 2329 §11, 2011)

16.48.120 Emergency Communications System Room

The room referred to in TMC 16.48.110 shall be of fire-resistive construction (according to the standards set out in Section 911 of the International Building Code), shall ordinarily remain locked (the lock shall automatically release upon activation of either the fire detection or sprinkler system), and shall contain the following:

1. Emergency communication system controls;
2. Fire alarm and sprinkler flow annunciator panels;
3. Controls to manually start and shut down the fire pumps;
4. An outside line telephone;
5. Smoke evacuation controls;
6. Elevator status panel.

(Ord. 2329 §12, 2011)

16.48.130 Emergency Evacuation Notification System

The building must contain an emergency evacuation notification system in accordance with IBC Section 403 and that has been approved by the Fire Marshal of the Fire Department for use in that building.

(Ord. 2329 §13, 2011)

16.48.140 Smoke Evacuation System

The building must contain a smoke evacuation system that has been approved by the Fire Marshal of the Fire Department for use in that building, taking into consideration the design of the heating, ventilation and air conditioning (HVAC) systems of the building (Section 909 of the IFC and the IBC).

(Ord. 2329 §14, 2011)

16.48.150 Re-inspection Fees for New Construction, Tenant Improvements, and Spot Inspections

When an inspection is requested for new construction, tenant improvements or spot inspections, and then, upon arrival, the Fire Inspector finds that the work is not complete, not ready for inspection, or does not comply with fire code requirements, a follow-up inspection will be required and a re-inspection fee in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council will be assessed.

(Ord. 2508 §3, 2016; Ord. 2329 §15, 2011)

16.48.160 Violations--Penalties

Any person who shall violate any of the provisions of TMC Chapter 16.48, the International Fire Code or appendices adopted by TMC Chapter 16.16, or who shall fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Fire Marshal or by a court of competent jurisdiction within the time fixed therein, shall be guilty of a gross misdemeanor, and upon conviction thereof, shall be punished by a fine in an amount not to exceed \$5,000.00, as outlined in TMC Section 16.16.080, or imprisonment for a term not to exceed one year or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. Each day or portion thereof during which any violation of the provisions of this section is caused, permitted or continued shall constitute a separate offense and shall be punishable as such. Application of the penalty specified in this section shall not be held to prevent the enforced removal of prohibited conditions.

(Ord. 2329 §16, 2011)

16.48.170 Appeals

A. Whenever the Fire Marshal disapproves an application or refuses to grant a permit applied for, the applicant may appeal the decision to the City's Hearing Examiner. A written notice of appeal shall be filed with the City Clerk within 14 days of the date of final decision by the Fire Marshal. The notice of appeal must be accompanied by an appeal fee in accordance with the Fire Department Fee Schedule adopted by resolution of the City Council.

B. The Notice of Appeal shall contain the following information:

1. The name of the appealing party.
2. The address and phone number of the appealing party; and if the appealing party is a corporation, association or other group, the address and phone number of a contact person authorized to receive notices on the appealing party's behalf.
3. A statement identifying the decision being appealed and the alleged errors in that decision.
4. The Notice of Appeal shall state specific errors of fact or errors in application of the law in the decision being appealed, the harm suffered or anticipated by the appellant, and the relief sought. The scope of an appeal shall be limited to matters or issues raised in the Notice of Appeal.

C. Upon timely filing of a Notice of Appeal, the Fire Marshal shall set a date for hearing the appeal before the City's Hearing Examiner. Notice of the hearing will be mailed to the applicant.

D. Deference shall be given to the decision being appealed. The standard on review shall be based upon a preponderance of evidence. The Hearing Examiner may affirm, reverse or modify the Fire Marshal, or his/her designee's, decision.

E. The decision of the Hearing Examiner shall be final.
(Ord. 2508 §4, 2016; Ord. 2329 §17, 2011)

16.48.180 Exceptions

Any exceptions to the items covered by this Chapter shall be granted by the Chief of the Fire Department or by the Fire Marshal. Requests for exception must be made in writing; exceptions granted or denied shall be in writing.

(Ord. 2329 §18, 2011)