CHAPTER 14.20
COMPREHENSIVE SEWER PLAN

Sections:

14.20.010 Adopted
14.20.020 Copies on File

14.20.010 Adopted

"Exhibit 1" of the ordinance codified herein and described as the "Comprehensive Sewer Plan for the City of Tukwila, Washington, August, 1970" is incorporated by reference, and adopted and ordained as the comprehensive sewer plan for the City.

(Ord. 646 §1, 1970)

14.20.020 Copies on File

Not less than three copies of the comprehensive sewer plan have been and shall hereafter remain on file for use in examination by the public in the office of the City Clerk.

(Ord. 646 §2, 1970)

CHAPTER 14.24
FIRE HYDRANTS

Sections:

14.24.010 Applicability of Provisions
14.24.020 Type
14.24.030 Installation
14.14.040 Coverage
14.24.050 Accessibility
14.24.060 Exceptions
14.24.070 Re-inspection Fees for New Construction, Tenant Improvements and Spot Inspections
14.24.080 Violations—Penalties
14.24.090 Appeals

14.24.010 Applicability of Provisions

All fire hydrants installed within the corporate limits of the City of Tukwila shall meet or exceed the specifications and standards set out in TMC Chapter 14.24.

(Ord. 1692 (part), 1994)

14.24.020 Type

Hydrants shall conform to American Water Works Association Specifications C502-54; shall be compression type and shall have a two-piece breaking flange with breaking thimble at the ground line or stem; and shall have a self-oiling dry bonnet with factory-filled reservoir holding approximately 8 ounces of oil. Oil reservoir shall have not less than two "O" ring seals. Oil reservoir shall be so designed as to give a complete lubrication of stems each time the hydrant is operated. The upper stem shall have a brass sleeve.

1. Hydrants shall be equipped with two 2-1/2" NST hose ports and one 5" Stortz pumper discharge port, and shall have a 1-1/4" Pentagon open-lift operating nut.

2. Hydrants shall have a 6" MJ bottom connection and a 5-1/4" main valve opening, and shall have 18" above-grade level to the center of the pumper discharge port.

3. Hydrant color is to be "Rustoleum" #659 Yellow Gloss or Farwest #X-3472 Case Yellow. The bonnets and ports of City hydrants shall be painted:

Red for up to 500 gpm	Rustoleum #1210, Farwest #X-6270, or equivalent
Orange for 500 to 1,000 gpm	Rustoleum #559, Farwest #261, or equivalent
Green for more than 1,000 gpm	Rustoleum #935, Farwest #255, or equivalent

4. Private hydrants shall be all yellow.

5. Any exception to stated paint standards must be authorized by the Director of Public Works.

6. Hydrants are to be compression-type, equal to Mueller #A-423 or Mueller #A-419.

(Ord. 2052 §1(part), 2004)

14.24.030 Installation

A. Hydrants shall not be closer than 4 feet to any fixed object (e.g., fences, parking, building, etc.), with the exception of hydrant guard posts. The 4-foot circumference will be a level surface. Grade changes in excess of 30 inches shall have a 42-inch railing installed. Guard posts shall be installed around hydrants not protected by curbs, so as to help prevent motor vehicles from contacting the hydrant. The guard posts shall be either steel pipe (minimum 4" diameter) filled with concrete, or concrete (minimum 8" diameter). Posts shall be 3 feet from the center of the hydrant, and shall not be in direct line with any discharge ports. Posts shall be 6 feet long; 3 to 3-1/2 feet shall be buried. Painted finish shall be the same color as for the applicable hydrants.

B. All hydrants shall be installed with an auxiliary gate valve between the hydrant main valve and the water main. The gate valve shall be UL approved and have a 2" square operating nut. The valve shall be installed at the hydrant lateral tee. If the hydrant is greater than 10 feet from the main, an additional valve may be required, but not closer than 3 feet from the hydrant. The protector cover for the valve shall be left in plain view, flush with grade after landscaping or paving.

C. Hydrants, auxiliary gate valves, and supply lines shall be installed to meet sound engineering standards per NFPA #24, Chapters 5, 6 and 7.

(Ord. 2052 §1(part), 2004)

14.24.040 Coverage

A. Except as otherwise provided herein for single-family short plat and individual single-family homes, all commercial, single-family subdivision and multi-family development, including approved conditional uses, shall have hydrants spaced so that a hydrant is no more than 150 feet by line of vehicular travel from a building and that no point around the perimeter of any building is more than 300 feet from a hydrant. Hydrants on water mains within the City shall be spaced no more than 300 feet apart.

B. For short plat development (four single-family homes or less) and individual single-family homes that do not otherwise meet the 150-foot requirement of TMC 14.24.040A, hydrants shall be placed so that a hydrant is no more than 250 feet by line of vehicular travel to the nearest point of the building, provided that:

1. The property owner shall sign an agreement, on a form prepared by the Director of Public Works, which form shall include an agreement not to protest the formation of any LID or ULID, to participate in future water system improvements to correct deficiencies that have been identified in the applicable Water Comprehensive Plan and/or an engineering analysis of the development. Examples of deficiencies include, but are not limited to, failure to meet Tukwila pipe size standards, minimum flow rate (gpm) and residual pressure (psi) from DOH, fire code or insurance underwriters (whichever is more stringent), and flow velocity as determined by the applicable comprehensive plan (Water District No. 75, Water District No. 125, Renton, etc.) and engineering analysis; and

2. The hydrant flows a minimum of 1,000 gallons per minute with 20 psi residual pressure.

C. When geographical or construction features prevent the placing of water mains and/or hydrants, the Fire Prevention Bureau may authorize in writing the use of approved "wall hydrants" or similar devices.

(Ord. 2052 §1(part), 2004)

14.24.050 Accessibility

A. Hydrants and guard posts shall be in plain view for a distance of 50 feet in the line of vehicular approach, free from shrubs, trees, fences, landscaping and similar obstruction.

B. The 5" Stortz pumper discharge port shall face the street or, in the case of private hydrants, the direction shall be determined by the Fire Department. All hydrants shall have a Type 2 RPM blue raised pavement marker, reflective on two sides, located as approved by the Fire Marshall.

C. Hydrant supply lines shall be of such size and design as to provide the fire flow required by Appendix B of the International Fire Code, Fire Flow Requirements for Buildings, and the City's comprehensive water design standards.

D. Tapping into City water mains shall be by the process known as "wet tapping" so as to allow un-interrupted service on those mains.

(Ord. 2132 §1, 2006; Ord. 2052 §1(part), 2004)

14.24.060 Exceptions

Any exceptions to items covered in TMC Chapter 14.24 shall be made in writing by the Chief of the Fire Department and the officer in charge of the Fire Prevention Bureau of the Tukwila Fire Department, and must conform to the City's Public Works' standards and/or the City's Comprehensive Water Plan. Any written exception shall set forth the basis for the exception and its relationship to public health, safety or avoidance of undue hardship. Requests for exceptions must be made in writing; exceptions granted or denied shall be in writing.

(Ord. 2132 §2, 2006; Ord. 2052 §1(part), 2004)

14.24.070 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 of $80 will be assessed.

(Ord. 2169 §1, 2007; Ord. 2132 §3, 2006)

14.24.080 Violations–Penalties

Any person who shall violate any of the provisions of TMC Chapter 14.24, 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 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. 2132 §4, 2006)

14.24.090 Appeals

Whenever the Fire Marshal disapproves an application or refuses to grant a permit applied for, the applicant may appeal the decision to the Board of Appeals established in Section 108 of the International Fire Code within 30 days from the date of the Fire Marshal's decision(s). Section 108 shall be amended to read: Disputes regarding interpretation of code provisions shall be settled by the International Fire Code Institute. When deemed appropriate, the Fire Marshal will request a formal, written interpretation from the Institute.

(Ord. 2132 §5, 2006)