

Ordinance No. 110548

AN ORDINANCE amending Sections 2.201 and 10.307 of the Seattle Fire Code adopted by Section 22.600.020 of the Seattle Municipal Code and Sections 22.206.150 and 22.206.160 of the Seattle Municipal Code (Section 4.15 and 4.16, Housing Code 106319) to provide for enforcement of RCW 48.48.140 requiring smoke detection devices in certain dwelling units.

4/21/82 PASS

SECS. 1-2
REPEALED - ORD.

COMPTROLLER
FILE NUMBER 111001

WR

Council Bill No. 102982

INTRODUCED APR 05 1982	BY: EXECUTIVE REQUEST
REFERRED: APR 05 1982	TO: <i>PSH to</i>
REFERRED:	
REPORTED APR 26 1982	SECOND READING: APR 26 1982
THIRD READING: APR 26 1982	SIGNED: APR 26 1982
PRESENTED TO MAYOR: APR 27 1982	APPROVED: MAY 5 1982
RETD. TO MAY 5 1982	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	NOT SUSTAINED: 

REPEALED - ORD.

111001

Sec's 1 & 2, only

ORDINANCE 110548

AN ORDINANCE amending Sections 2.201 and 10.307 of the Seattle Fire Code adopted by Section 22.600.020 of the Seattle Municipal Code and Sections 22.206.150 and 22.206.160 of the Seattle Municipal Code (Section 4.15 and 4.16, Housing Code 106319) to provide for enforcement of RCW 48.48.140 requiring smoke detection devices in certain dwelling units.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

REPEALED - ORD.

111001

Section 1. Section 2.201 of the Uniform Fire Code adopted by Section 22.600.020 of the Seattle Municipal Code is amended by adding thereto a new subsection (h), to read as follows:

INSPECTIONS AND UNSAFE BUILDINGS

Section 2.201

* * *

(h) When in the course of inspection or fire investigation the Fire Chief or Building Official finds that a smoke detection device required by RCW 48.48.140 is missing or inoperative, he shall order the necessary correction.

REPEALED - ORD.

111001

Section 2. Section 10.307 of the Uniform Fire Code adopted by Section 22.600.020 of the Seattle Municipal Code is amended by adding thereto a new subsection (g) to read as follows:

FIRE ALARM SYSTEM

* * *

Section 10.307

(g) When in the course of inspection or fire investigation the Fire Chief or Building Official finds that a smoke

1 detection device required by RCW 48.48.140 is missing or
2 inoperative, he shall order the necessary correction.

3 Section 3. Subsection A of Section 22.206.150 of the
4 Seattle Municipal Code (Section 4.15, Housing Code 106319) as
5 last amended by Ordinance 109219, is further amended by adding
6 thereto a new paragraph 9 to read as follows:

7 22.206.150 Duties of Owners

8 A. It shall be the duty of every owner of a building to:

9 1. Maintain the building in compliance with the minimum
10 standards specified in Sections 22.206.020 through 22.206.130
11 of this chapter, except for maintenance duties specifically
12 imposed in Section 22.206.160 on the tenant of the building.

13 2. Maintain in a clean and sanitary condition the shared
14 areas, including yards and courts, of any such building con-
15 taining two or more housing units and where any building is
16 unoccupied, secure such building against attempts at
17 unauthorized entry, remove all garbage, rubbish and other
18 debris from the premises and maintain the premises in a secure
19 and sanitary condition.

20 3. Supply for the use of tenants of rental housing units
21 garbage cans or other approved containers sufficient in number
22 and size to contain all garbage disposed of by such tenants.

23 4. Exterminate insects, rodents and other pests.

24 5. Within a reasonable time after notice from the tenant
25 of the building, repair structural defects or damage which
26 cause the building to be in violation of standards specified
27 in Sections 22.206.020 through 22.206.130 and not caused by
28 the negligent or intentional act of the tenant or any invitee
or licensee of the tenant.

1 6. Refrain from placing or storing in the building or on
2 the premises thereof any article, substance or material immi-
3 nently dangerous to the health, safety, or general welfare of
4 any occupant thereof which may substantially contribute to or
5 cause deterioration of the building.

6 7. Where heating is supplied to any housing unit, main-
7 tain heat at an inside temperature of at least sixty-five
8 degrees Fahrenheit between the hours of seven a.m. and ten-
9 thirty p.m. and fifty-eight degrees Fahrenheit between ten-
thirty p.m. and seven a.m. from September 1st until June 30th;

10 8. Abate natural vegetation and debris constituting a
11 public nuisance pursuant to (~~Ordinance 78076~~) Chapter 10.52
12 of this Code.

13 9. Install smoke detection devices in each dwelling unit;
14 inspect and test smoke detection devices when a dwelling unit
15 becomes vacant; make all necessary repairs or replace units to
16 insure that the devices are operating when the unit is
17 reoccupied; and instruct tenants as to the purpose, operation
and maintenance of the devices.

18 Section 4. Section 22.206.160 (Section 4.16, Housing Code
19 106319) is amended by adding thereto a new subsection H to
20 read as follows:

21 22.206.160 Duties of Tenants

22 It shall be the duty of every tenant of a building
23 to:

24 * * *

25 H. Test, and keep in good working condition all smoke detec-
26 tion devices installed in the dwelling unit by the owner.
27 Costs of maintenance and repair shall be borne in accordance
28 with agreement between owner and tenant, provided default by

(To be used for all Ordinances except Emergency.)

the owner to perform or pay for maintenance and repair shall not relieve the tenant from the duty of maintaining the devices in good working condition at all times.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 26th day of April, 1982,
and signed by me in open session in authentication of its passage this 26th day of
April, 1982.
Jeanette Williams
President of the City Council.

Approved by me this 5th day of May, 1982.
Charles Roper
Mayor.

Filed by me this 5th day of May, 1982.
Attest: *Jim Hill*
City Comptroller and City Clerk.

(SEAL)

Published _____
By *Theresa Dunbar*
Deputy Clerk.

Your
Seattle
Fire Department

MEMORANDUM

REC'D OMB MAR 8 1982



820509

Date: March 5, 1982

TO: John Saven, Director, Office of Management & Budget

FROM: Robert L. Swartout, Chief of Fire Department *RS*

SUBJECT: Attached

ATTENTION: Nancy Saari *ns*

Attached for your review and input is a request to change the Seattle Fire Code Ordinance and the Seattle Housing Ordinance. Please forward this ordinance to the City Attorneys Office for preparation of the amendment for the City Council Safety Commission review and action.

RLS:pd

**Your
Seattle
Fire Department**

Robert L. Swartout, Chief
Charles Royer, Mayor



February 4, 1982

The Honorable Douglas N. Jewett
City Attorney
City of Seattle

VIA: OMB *ms*

RE: Proposed Amendments to Seattle Fire Code and Seattle Housing Code

Dear Mr. Jewett:

Washington State RCW 48.48.140 requires the installation of residential smoke detectors inside all dwelling units occupied by persons other than the owner on or after December 31, 1981.

Because the City of Seattle does not routinely enforce RCW's, we propose the attached amendments be made to Sections 2.201 and 10.307 of the Seattle Fire Code and to Sections 4.15 and 4.16 of the Seattle Housing Code which would grant the necessary enforcement authority.

The State RCW calls for a \$50.00 penalty if not in compliance. A possible conflict will occur when this proposal is adopted in that the Fire Code calls for a maximum \$500.00 and 180 days in jail penalty. Also, it becomes a criminal offense. Can we become more restrictive than the State Law?

If this proposal can be adopted, we request that your office prepare the necessary Ordinance to accomplish this task.

If you have any questions in the matter, please contact Assistant Fire Marshal E. L. Fletcher at 625-4083.

Sincerely,

Robert L. Swartout, Chief
Seattle Fire Department

William J. Justen, Director
Dept. of Construction & Land Use

RLS:ko

Attachments

THAT SECTION 2.201 of the Seattle Fire Code is hereby amended as follows to include requirements for the installation of Smoke Detection Devices inside all dwelling units occupied by persons other than the owner on or after December 31, 1981; or built or manufactured in Washington State after December 31, 1980:

Division II DUTIES AND PROCEDURES

Inspections and Unsafe Buildings

Sec. 2.201. (a) The fire prevention bureau shall inspect, as often as may be necessary, all buildings and premises, including such other hazards or appliances as the chief may designate for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting firesafety.

(b) All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment, as specified in this Code or other effective ordinances are, for the purpose of this section, unsafe buildings. All such unsafe buildings are hereby declared to be public nuisances and shall be brought into compliance as required by Ordinance, by the owner, upon notice from the Chief.

Sub-sections (c), (d), (e), (f) and (g) are added to Section 2.201 to read as follows:

(c) Whenever the Chief determines that a building is unsafe, he shall:

- (1) Order such corrections as are necessary.
- (2) Provide an information copy of such order to the Building Official.

(d) When the Chief determines that an unsafe building should be posted to prohibit entry or continued use, he shall post a notice on the principal entrance(s) of such building, describing the unsafe condition(s). The owner of a building so posted shall prohibit continued use of the premises. Only the chief shall remove a notice posted under this Code.

(e) The Chief shall also order the termination or restoration of utilities and/or the temporary closure of streets when such action is necessary to reduce the life hazard or fire fighting hazard of an unsafe building.

(f) The Chief may seek an order of the court requiring vacation of an unsafe building until corrections are made.

(g) The Chief shall seize and remove hazardous materials or take such other action as may be necessary to correct an imminent hazard, when the owner fails or is unable to effect immediate correction.

(h) When in the course of inspection or fire investigation the Fire Chief or Building Official shall find residential smoke detectors, required by the Building Code or RCW 48.48.140, missing or inoperative, he shall order necessary correction(s).

THAT SECTION 10.307 of the Seattle Fire Code is hereby amended as follows to include requirements for the installation of Smoke Detection Devices inside all dwelling units occupied by persons other than the owner on or after December 31, 1981; or built or manufactured in Washington State after December 31, 1980:

Section 2. Section 10.307 of the Seattle Fire Code (Ordinance 108678) is amended as follows:

(a) Approved fire alarm systems shall be installed and maintained in the occupancies noted in subsection (b) as follows:

(b) OCCUPANCY ALARM SYSTEM REQUIREMENTS

<u>Type of Occupancy</u>	<u>Detection and Alarm System Requirements</u>
A <u>(OVER 300 OCCUPANTS)</u>	The fire alarm system shall include manual stations, a means of notifying the Fire Department and alarms audible throughout. Assembly occupancies with an occupant load of 1,000 or more shall have a voice alarm system.
E	The fire alarm system shall include manual pull stations, heat detection in hazardous areas such as central boiler or furnace rooms, laundry rooms, kitchens, handicraft rooms, shops and storage rooms, and automatic alarm sounding devices. E1 occupancies shall have a means of notifying the Fire Department. E3 occupancies may substitute smoke detection systems where permitted by the Chief.
I1 and I3	The fire alarm system shall include manual pull stations, heat detection in hazardous areas, smoke detection in the corridors, exitways, air handling systems and unsprinklered areas of sprinklered buildings, a means of notifying the Fire Department, and a voice alarm system.
I2	Same as E1 above, plus smoke detection outside each sleeping room.

Type of
Occupancy

Detection and Alarm System Requirements

B and M

Where there are more than 200 persons above the floor of exit discharge, or 25 persons below the floor of exit discharge, provide an alarm system as required for E2 above. NOTE: This requirement shall not be retroactive where building occupancy is not changed and buildings have either automatic sprinkler protection throughout, or fire separations and exit enclosures required by the current Seattle Building Code. Where installation of a fire alarm system is required in an existing "B" or "M" occupancy, a minimum of 2 years shall be allowed to complete the installation.

R1

Hotels two or more stories and apartments three or more stories shall have an alarm system including manual pull stations, heat detection in hazardous areas, and alarms audible throughout. In addition to the above, R1 occupancies with non-ambulatory persons as residents and R1 occupancies used as dormitories or for similar uses shall have automatic smoke detection in corridors and exitways connected to the alarm system.

(c) Automatic sprinkler systems installed in occupancies requiring a fire alarm system shall be connected to the fire alarm system.

(d) Design, installation and maintenance of fire detection and alarm systems shall be in accordance with the Seattle Electrical Code and with the requirements of NFPA Pamphlet No. 72A as adopted and amended by the Chief. Minimum maintenance shall include an annual test, plus monthly functional tests. Maintenance and test records shall be maintained available for inspection by the Fire Chief. The Chief is authorized to accept automatic sprinklers as heat detection, to vary the requirements of subsection (b) for particular building configurations, occupancy and exit conditions, and to require additional detection and alarms where, in his opinion, unusual hazards or difficulty in escape from fire or explosion exist.

(e) Fire detection and/or alarm systems shall be under the supervision of a responsible person who shall ensure that required periodic tests and maintenance are performed. The Chief is authorized to order any premises vacated where a required fire detection and alarm system is not maintained in good working condition.

(f) Fire Drills. Fire drills shall be held at least once a month in educational occupancies where such occupancies constitute the major occupancy of a building; and at least once every two months in institutional occupancies, where such occupancies constitute the major occupancy of a building. During severe weather, fire drills may be postponed. A record of all fire drills shall be kept by a person in charge of such occupancies. Records of fire drills shall include the time and date of each drill held. In educational occupancies, fire drills shall include complete evacuation of all persons from the building. In institutional occupancies, fire drills shall be conducted to familiarize operating personnel with their assigned positions of emergency duty, but complete evacuation of occupants from the building at the time of the fire drill shall be required only where it is practicable and does not include moving or disturbing persons under medical care.

(g) When in the course of inspection or fire investigation the Fire Chief or Building Official shall find residential smoke detectors, required by the Building Code or RCW 48.48.140, missing or inoperative, he shall order necessary correction(s).

THAT SECTIONS 4.15 and 4.16 of the Seattle Housing Code are hereby amended as follows to include requirements for the installation of Smoke Detection Devices inside all dwelling units occupied by persons other than the owner on or after December 31, 1981; or built or manufactured in Washington State after December 31, 1980:

Duties of Owners and Tenants

Section 4.14 GENERAL. Notwithstanding the provisions of any lease, there are hereby imposed on owners and tenants certain duties with respect to the use, occupancy, and maintenance of buildings as hereinafter specified in Sections 4.15 and 4.16.

Section 4.15 amended 109219 7/24/80 DUTIES OF OWNERS. It shall be the duty of every owner of a building to:

(1) Maintain the building in compliance with the minimum standards specified in Sections 4.02 through 4.13 of this code, except for maintenance duties specifically imposed in Section 4.16 on the tenant of the building.

(2) Maintain in a clean and sanitary condition the shared areas, including yards and courts, of any such building containing two or more housing units and where any building is unoccupied, secure such building against attempts at unauthorized entry, remove all garbage, rubbish and other debris from the premises and maintain the premises in a secure and sanitary condition.

(3) Supply for the use of tenants of rental housing units garbage cans or other approved containers sufficient in number and size to contain all garbage disposed of by such tenants.

(4) Exterminate insects, rodents and other pests.

(5) Within a reasonable time after notice from the tenant of the building, repair structural defects or damage which cause the building to be in violation of standards specified in Sections 4.02 through 4.13 and not caused by the negligent or intentional act of the tenant or any invitee or licensee of the tenant.

(6) Refrain from placing or storing in the building or on the premises thereof any article, substance or material imminently dangerous to the health, safety, or general welfare of any occupant thereof which may substantially contribute to or cause deterioration of the building.

(7) Where heating is supplied to any housing unit, maintain heat at an inside temperature of at least sixty-five degrees Fahrenheit (65° F.) between the hours of 7:00 A.M. and 10:30 P.M. and fifty-eight degrees Fahrenheit (58° F.) between 10:30 P.M. and 7:00 A.M. from September 1 until June 30.

(8) Abate natural vegetation and debris constituting a public nuisance pursuant to Ordinance 78076.

Contracts between an owner and his operator, manager, agent, or tenant shall not relieve the owner of his ultimate responsibility to perform the duties imposed in this section.

(9) Owners shall not evict or attempt to evict any tenant or otherwise terminate or attempt to terminate the tenancy of any tenant except for good cause. The reasons for termination of tenancy listed below, and not others, shall constitute good cause under this section:

(a) The tenant fails to comply with a notice to pay rent or vacate pursuant to RCW 59.12.030(3); a ten day notice to comply or vacate pursuant to RCW 59.12.030(4); or a three day notice for waste, nuisance or maintenance of an unlawful business pursuant to RCW 59.12.303(5).

(b) The tenant habitually fails to pay rent when due which causes the owner to notify the tenant of late rent four or more times in a twelve month period.

(c) The tenant fails to comply with a material term of the lease or rental agreement or fails to comply with a material obligation under Chapter 59.18 RCW after service of a ten day notice to comply or vacate.

(d) The owner seeks possession for himself or for a member of his immediate family, provided no substantially equivalent unit is vacant and available in the same building. Immediate family shall include the spouse, parents, grandparents, children, brothers and sisters of the owner or owner's spouse.

(e) The tenant's occupancy is conditioned upon employment on the property and the employment relationship is terminated.

(f) The owner seeks to do major reconstruction or rehabilitation in the building which cannot be done with tenants in occupancy. Any tenants dispossessed pursuant to this provision shall be given a right of first refusal for the rehabilitated units.

(g) The owner elects to demolish the building, convert it to a condominium, or convert it to a non-residential use; Provided, that if the owner decides to demolish the building or convert it to a non-residential use he must obtain all permits which are necessary to demolish or change the use before terminating any tenancy.

(10) Any lease or rental agreement provision which waives or purports to waive any right, benefit or entitlement created by this ordinance shall be deemed void and of no lawful force or effect.

(11) In addition to, and at the same time as, any termination notices required by law, owners terminating any tenancy shall advise the affected tenant or tenants in writing of the reasons for the termination.

(12) Subsections 9, 10, and 11 of the Section 4.15 shall apply to all dwellings and dwelling units which are occupied or will be occupied by tenants but excluding owner occupied dwelling units, any provision in this ordinance to the contrary notwithstanding.

(13) In any action commenced to evict or to otherwise terminate the tenancy of any tenant, it shall be a defense to the action that there was no good cause for such eviction or termination as provided in this section.

(14) Installation of Smoke Detection Devices.

(a) It is the responsibility of the owner of each existing building, mobile home or factory built housing to install smoke detection devices within each dwelling unit occupied by persons other than the owner.

(b) It is the responsibility of the owner of each new or existing building, mobile home or factory built housing, containing dwelling units occupied by persons other than the owner, to inspect and test all smoke detection devices at the time of vacancy and make the necessary repairs or replacements to insure that the smoke detection devices are operational prior to reoccupancy, and to instruct the occupants of the purpose, operation and maintenance of the smoke detection device(s).

Section 4.16 DUTIES OF TENANTS. It shall be the duty of every tenant of a building to:

(1) Maintain in a clean and sanitary condition the part or parts of the building and the premises thereof occupied or controlled by tenant, and upon termination of tenancy, leave them in a clean and sanitary condition, normal wear and tear excepted.

(2) Store and dispose of all garbage and rubbish in a clean, sanitary, and safe manner.

(3) Comply with reasonable requests of the owner for the prevention or limitation of infestation including granting reasonable access for extermination or preventive measures by the owner.

(4) Exercise reasonable care in the use and operation of electrical and plumbing fixtures and maintain all sanitary facilities, fixtures and equipment in a clean and sanitary condition.

(5) Within a reasonable time, repair all damage to the building caused by the negligent or intentional act of the tenant or the invitees or licensees of the tenant.

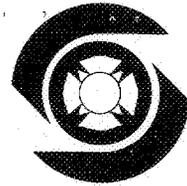
(6) Grant reasonable access to the owner of the building for the purpose of maintenance or repairs by the owner in the performance of any duty imposed on the owner by this Code.

(7) Refrain from placing or storing in the building or on the premises thereof any article, substance or material imminently dangerous to the health, safety, or general welfare on any occupant thereof or which may substantially contribute to or cause deterioration of the building.

(8) Maintenance of Smoke Detection Devices. It is the responsibility of the occupant of all new or existing dwelling units, owned by other than the occupant, to maintain and test all smoke detection devices installed within the dwelling unit by the owner. Actual costs of maintenance, repair or replacement of smoke detection devices shall be as agreed beforehand by the occupant and owner. However, failure of the owner to abide by the terms of any such agreement does not relieve the occupant of the responsibility to maintain the smoke detection devices in a fully operational condition at all times.

Your
Seattle
Fire Department

MEMORANDUM



Date: March 5, 1982

TO: John Saven, Director, Office of Management & Budget

FROM: Robert L. Swartout, Chief of Fire Department *RS*

SUBJECT: Attached

ATTENTION: Nancy Saari

Attached for your review and input is a request to change the Seattle Fire Code Ordinance and the Seattle Housing Ordinance. Please forward this ordinance to the City Attorneys Office for preparation of the amendment for the City Council Safety Commission review and action.

RLS:pd

Your City, Seattle

Executive Department-Office of Management and Budget

John Saven, Director
Charles Royer, Mayor



3827

COPY OF WITHIN RECEIVED

March 9, 1982

MAR 10 1982

The Honorable Douglas Jewett
City Attorney
City of Seattle

Douglas N. Jewett
CITY ATTORNEY

GFC

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING

DEPARTMENT: Seattle Fire Department

SUBJECT:

An Ordinance to amend Sections 2.201 and 10.307 of the Seattle Fire Code and Sections 4.15 and 4.16 of the Seattle Housing Code

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation directly to your office for review and drafting.

After reviewing this request and drafting appropriate legislation:

- (X) File the legislation with the City Clerk for formal introduction to the City Council as an Executive Request.
- () Do not file with City Council but return the proposed legislation to OMB for our review. Return to _____.

Sincerely,

Charles Royer
Mayor

By

Nancy Saven for
John Saven
Budget Director

JS/ ns

Enclosure

CC: Seattle Fire Department
An equal employment opportunity - affirmative action employer

ORDINANCE 118548

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Section 2.201

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FIRE ALARM SYSTEM

* * *

Section 10.307

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Section 3. Subsection A of Section 22.206.150 of the Seattle Municipal Code (Section 4.15, Housing Code 106319) as last amended by Ordinance 109219, is further amended by adding thereto a new paragraph 9 to read as follows:

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A. It shall be the duty of every owner of a building to:

1. Maintain the building in compliance with the minimum standards specified in Sections 22.206.020 through 22.206.130 of this chapter, except for maintenance duties specifically imposed in Section 22.206.160 on the tenant of the building.
2. Maintain in a clean and sanitary condition the shared areas, including yards and courts, of any such building containing two or more housing units and where any building is unoccupied, secure such building against attempts at unauthorized entry, remove all garbage, rubbish and other debris from the premises and maintain the premises in a secure and sanitary condition.
3. Supply for the use of tenants of rental housing units garbage cans or other approved containers sufficient in number and size to contain all garbage disposed of by such tenants.
4. Exterminate insects, rodents and other pests.
5. Within a reasonable time after notice from the tenant

7. Where heating is supplied to any housing unit, maintain heat at an inside temperature of at least sixty-five degrees Fahrenheit between the hours of seven a.m. and ten-thirty p.m. and fifty-eight degrees Fahrenheit between ten-thirty p.m. and seven a.m. from September 1st until June 30th;

8. Abate natural vegetation and debris constituting a public nuisance pursuant to ((Ordinance 38874)) Chapter 10.52 of this Code.

9. Install smoke detection devices in each dwelling unit; inspect and test smoke detection devices when a dwelling unit becomes vacant; make all necessary repairs or replace units to insure that the devices are operating when the unit is reoccupied; and instruct tenants as to the purpose, operation and maintenance of the devices.

Section 4. Section 22.206.160 (Section 4.15, Housing Code 106319) is amended by adding thereto a new subsection H to read as follows:

22.206.160 Duties of Tenants

It shall be the duty of every tenant of a building to:

* * *

H. Test, and keep in good working condition all smoke detec-

tion devices installed in the dwelling unit by the owner.

Costs of maintenance and repair shall be borne in accordance with agreement between owner and tenant, provided default by the owner to perform or pay for maintenance and repair shall not relieve the tenant from the duty of maintaining the devices in good working condition at all times.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 26th day of April, 1952, and signed by me in open session in authentication of its passage this 26th day of April, 1952.

Frank Williams
President of the City Council.

Approved by me this 5th day of May, 1952.
Charles Royce
Mayor.

Filed by me this 5th day of May, 1952.

Attest: *Tim Hill*
City Comptroller and City Clerk.

(SEAL)

By *I. Theresa Dunbar*
Deputy Clerk.

Publication ordered by TIM HILL, Comptroller and City Clerk.

Date of Official Publication in the Daily Journal of Commerce, Seattle, May 11, 1952. (C 139)