

ORDINANCE No. 111221

COUNCIL BILL No. 103362 WP

Fire Department

AN ORDINANCE relating to the Seattle Fire Code; amending Section 22.606.140 of the Seattle Municipal Code (Ordinance 110299) to establish minimum fire and life safety requirements and compliance procedures for low income residential high rise buildings and to clarify certain provisions.

10/20/82 Pass as Amended

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ORDINANCE 111221

AN ORDINANCE relating to the Seattle Fire Code; amending Section 22.606.140 of the Seattle Municipal Code (Ordinance 110299) to establish minimum fire and life safety requirements and compliance procedures for low income residential high rise buildings and to clarify certain provisions.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Effective January 1, 1983, Section 22.606.140 of the Seattle Municipal Code (Ordinance 110299) is amended as follows:

22.606.140 Seattle Fire Code - Article 93 added - Minimum standards for high rise buildings.

The Uniform Fire Code is amended by adding thereto a new Article 93, to read as follows:

Section 93.101. Purpose. The main purpose of this article is to improve the fire and life safety of existing high rise buildings that do not conform to current City codes so that the health, safety and welfare of the general public is provided for and promoted. It is recognized that the application of present day fire protection techniques to some existing high rise buildings is difficult. For this reason, this article may permit the use of alternative methods and innovative approaches and techniques to achieve its purpose, when approved by the Chief and the building official.

Section 93.102. Scope. (a) This article shall apply to all high rise buildings in existence at the time of its adoption, as well as to all high rise buildings coming into existence after the adoption thereof.

(b) Where there is a conflict between an ordinance or code and the provisions of this article, this article shall govern unless the ordinance or code establishes more stringent fire and life safety requirements.

1 Section 93.103. Definitions. For the purpose of this
2 Article, certain words shall be construed as specified in this
3 section.

4 1. HIGH RISE BUILDING: Buildings having floors used for
5 human occupancy located more than 75 feet above the
6 lowest level of Fire Department vehicle access.

7 2. LOW INCOME RESIDENTIAL HIGH RISE BUILDING. A high
8 rise building in which:

9 A. At least fifty percent of the dwelling or
10 housing units as defined in the Housing Code
11 (Seattle Municipal Code Ch. 22.204) are rented
12 to nontransient persons at a rent at or below
13 0.9% of the current median annual income for all
14 families in the Seattle area as determined by
15 the United States Department of Housing and
16 Urban Development; and

17 B. The average monthly rent for all dwelling or
18 housing units in the building does not exceed
19 1.4% of the current median annual income as
20 described in subsection A above.

21 For purposes of calculating the average monthly rent,
22 a room which is rented on a hostel-style basis to three or
23 more unrelated persons shall be considered as one room rented
24 for \$200.00 per month.

25 Monthly rent shall include all charges for shelter and
26 provisions of items normally associated with such use, but
27 shall not include board, health care, telephone charges and
28 other such items.

3. CENTRAL STATION: A fire alarm reporting service
listed by the Underwriters Laboratories or
authorized by the Chief to report alarms to the

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Seattle Fire Department Alarm Center. In lieu of connection to a central station listed by Underwriters Laboratories, the Chief (~~shall~~) may approve building staff monitoring of a fire alarm annunciator panel where:

- A. Such staff is properly trained to monitor the annunciator panel and report alarm signals to the Fire Department Alarm Center via the 911 system.
- B. One or more building staff is on duty 24 hours a day and remains in the direct vicinity of the annunciator panel, e.g., a hotel desk clerk where the panel is behind the registration desk.
- C. Staff persons in low income residential high rise buildings whose primary duty requires them to be at the front desk are available.

((3-))4. FLOOR USED FOR HUMAN OCCUPANCY: A floor designed and intended for occupancy by one or more persons for any part of a day, including a roof garden and an active storage area. An area that is permanently unoccupied or is occupied for the service of building equipment only is not included in this definition.

((4-))5. DEAD-END CORRIDOR: A corridor which permits only one direction of travel from a unit or normally occupied room door to an exit, or which intersects an exit corridor on one end and does

1 not provide an exit path on the other end. A
2 corridor which has fire escapes directly
3 accessible from it is not a dead-end corridor.

4 Section 93.104. Exits. All exits in high rise buildings
5 shall be illuminated as required in Section 3312 of the
6 Building Code and enclosed with a minimum of one-hour fire
7 resistive construction. Every high rise building shall have
8 at least one such exit. Where existing exterior fire escapes
9 are used for additional exits, they shall be tested and iden-
10 tified as required in Section 93.105. Where a high rise
11 building has a single enclosed exit, the enclosure shall be
12 continued to the exterior of the building and the exit shall
13 be smoke-proof by natural ventilation in accordance with
14 Section 3309(g) of the Building Code, or shall be mechani-
15 cally pressurized with fresh air to 0.15 inches water column
16 and shall have a concurrent 2500 cubic feet per minute (CFM)
17 exhaust to atmosphere in an emergency, in accordance with the
18 provisions of the Building Code.

18 EXCEPTION: Pressurization may be omitted where the
19 building is fully sprinklered, all corridor openings are
20 self-closing, all occupied areas have access to a second
21 means of egress or a fire escape, and the omission is
22 approved by the Chief.

23 A single stair may exit through a building lobby
24 where the lobby is of non-combustible construction, does
25 not contain combustible furnishings, and is separated from
26 the rest of the building by one-hour construction. Wire-
27 glass protected by sprinklers on both sides may be
28 accepted as one-hour construction. Where the lobby

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2 contains no combustible materials, wire-glass need only be
3 protected by sprinklers on the side opposite the lobby.

4 Section 93.105. Fire Escapes. Exterior fire escapes
5 shall be accessible and structurally safe at all times.
6 Owners of high rise buildings shall load test fire escapes at
7 least once every five years with a weight of not less than 100
8 lb/sq. foot. The results of such a load test shall be
9 submitted in writing to the Chief. In lieu of such a test,
10 the Chief may accept the opinion of a structural engineer
11 licensed by the State of Washington describing his inspection
12 and/or tests and stating that the fire escape is structurally
13 safe and will support a load of 100 lb/sq. foot. There shall
14 be signs approved by the Chief clearly identifying the route
15 of access to the fire escape from every public corridor. Fire
16 escapes which are not maintained in a structurally safe con-
17 dition and are not otherwise required by the provisions of the
18 Fire Code shall be removed.

19 Locked doors or windows are prohibited between public
20 corridors and fire escapes.

21 EXCEPTION: Where all of the following criteria are met
22 and approved by the Chief:

- 23 1. An identified tool or device for opening the locked
24 door or window is permanently affixed in close
25 proximity to the locked point.
- 26 2. The area around the locked door or window is served
27 by emergency illumination.
- 28 3. Clearly understandable directions indicating the use
of the tool and the route to the fire escape are
posted at the locked door or window.

1 Section 93.106. Dead-end Corridors. Dead-end corridors
2 are limited to 75 feet in length in office occupancies and 30
3 feet in length in all other occupancies. Where such limits
4 are exceeded, automatic sprinkler protection meeting the
5 requirements of the Fire Code and the Building Code shall be
6 provided for the entire dead-end corridor, with one head on
7 the room side of each door opening onto the corridor.
8 Domestic water systems may be used to supply such sprinklers
9 when approved by the Chief.

EXCEPTIONS:

- 10 1. In high rise buildings, inactive doors leading from
11 the dead-end corridor into spaces which are not in
12 normal use may be covered with 5/8" type x gypsum
13 board or its equivalent, in lieu of installing a
14 sprinkler head over the door or smoke detector in the
15 room.
- 16 2. In office occupancies, sprinkler heads on the room
17 side of each door opening onto the corridor need not
18 be installed.
- 19 3. In residential buildings, where corridors and each
20 guest room are equipped with electrically supervised
21 smoke detectors connected to the building fire alarm
22 system, sprinkler heads, or any combination thereof.
23 Where smoke detectors are used in rooms in lieu of
24 sprinklers, doors must be rated at 20 minutes and
25 must be self-closing.
- 26 4. In office occupancies, sprinkler systems are not
27 required in a dead-end corridor where the corridor is
28 equipped with smoke detectors and each room opening

1 onto the corridor is equipped with at least one smoke
2 detector. Such detector shall be electrically super-
3 vised and connected to the building fire alarm
4 system.

5 5. Where there is a fire escape not directly accessible
6 from the corridor, and the exit route is protected by
7 electrically supervised smoke detection.

8 6. Corridors within residential units are exempt.

9 7. Corridors within private offices may have corridor
10 only smoke detection connected to the building alarm
11 system.

12 Section 93.107. Shaft Enclosures. All openings which
13 connect three or more floors shall be enclosed with a minimum
14 of one-hour fire resistive construction.

15 EXCEPTION: Openings complying with Section 1706(b) of the
16 Building Code.

17 Section 93.108. Heating, Ventilation and Air Conditioning
18 System (HVAC) Shutdown. Air moving systems that serve more
19 than the floor on which they are located shall automatically
20 shut down on any high rise building fire alarm, or shall be
21 provided with a manual shutdown switch located at the fire
22 alarm panel in the main building lobby.

23 EXCEPTION: Air moving systems of:

- 24 1. Less than 2000 CFM.
- 25 2. Exhaust only systems of less than 15,000 CFM, such as
26 toilet, range hood, kitchen, fume hood, etc.
- 27 3. HVAC systems of less than 15,000 CFM with automatic
28 shut down on smoke detectors in the area served,
which are connected to the building fire alarm
system.

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2 4. Life safety pressurization systems as provided in the
3 Building Code.

4 5. Buildings with approved automatic smoke control
5 pursuant to Sections 1807(g) or 3309(m) of the
6 Building Code.

7 Section 93.109. Fire Alarm and Detection Systems. Every
8 high rise building, except a residential occupancy with a
9 system installed under Ordinance 106107, as now or hereafter
10 amended, shall have an electrically supervised fire alarm and
11 detection system approved by the Chief, as follows:

12 1. A Manual pull station shall be located at every floor
13 exit door, except in office occupancies.

14 2. There shall be electrically supervised automatic
15 smoke detection in elevator landings, public corri-
16 dors, and on the corridor or floor side of each exit
17 stairway.

18 EXCEPTION: Where a corridor is sprinklered, smoke
19 detectors may be omitted from the corridor.

20 3. There shall be electrically supervised automatic
21 smoke detectors within 50 feet of building perimeter
22 walls and at standard spacing (approximately 30 feet)
23 to the center of the floor.

24 EXCEPTIONS:

25 A. Interior of residential units.

26 B. Sprinklered floors.

27 C. Parking garages.

28 D. Building Mechanical Spaces.

E. Any space above the top occupied floor.

1 4. There shall be electrically supervised automatic heat
2 or smoke detection in unsprinklered rooms used for
3 storage, shops, handicraft, janitor, trash and similar
4 purposes where the fuel load may be significantly
5 higher than the average floor fuel load.

6 EXCEPTIONS:

7 A. Sprinklered rooms.

8 B. Rooms under 10 square feet opening onto exit
9 corridors.

10 C. Rooms under 100 square feet not opening onto
11 exit corridors.

12 D. Rooms within residential units.

13 E. Rooms where the storage is in closed metal
14 containers.

15 F. Rooms other than those opening onto a corridor
16 and within 30 ((ft)) feet of an electrically
17 supervised automatic smoke detector.

18 5. Alarm systems shall have audible devices producing a
19 slow "whoop" sound audible at 15 dba above ambient
20 sound levels with a minimum of 60 dba throughout
21 residential occupancies, and 10 dba above ambient
22 sound levels with a minimum of 55 dba throughout
23 other occupancies, and shall have a microphone
24 capable of making voice announcements simultaneously
25 to all floors.

26 6. Fire alarm systems shall be zoned per floor.

27 7. There shall be an annunciator panel in the main lobby
28 of a high rise building or in such other areas
 approved by the Chief as an emergency control center.

- 1 8. The alarm shall sound at a minimum on the floor where
2 the fire is occurring and the floor above, and the
3 alarm system shall be capable of sounding a general
4 alarm throughout the high rise building. The alarm
5 system shall be designed so that a general alarm may
6 be activated from two separate locations.
- 7 9. Where an automatic sprinkler system has been
8 installed for fire protection, the water flow alarm
9 shall be connected to the building fire alarm.
10 EXCEPTION: Where automatic smoke detectors are
11 installed in the area and zoned, a single water flow
12 alarm may be used.
- 13 10. The alarm system for the high rise building shall be
14 monitored by a central station, or other such means
15 approved by the Chief.
- 16 11. The alarm systems shall be electrically supervised
17 and have battery emergency power sufficient to
18 operate for a period of 24 hours and sound the alarm
19 for 10 minutes at the end of that period.
- 20 12. For purposes of this section, wiring for fire alarm
21 and fire detection systems may be installed in
22 elevator shafts, provided that:
- 23 A. Such wiring shall not interfere with the safe
24 operation of the elevator.
- 25 B. Such wiring shall be enclosed within metal
26 conduit and all junction boxes shall be located
27 outside the shaft.
- 28 C. All wiring work shall be done under applicable
 permit obtained from the Department of
 Construction and Land Use.

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2 Section 93.110. Unlocking of doors. (a) Stairway doors,
3 including the doors between any stairway and the roof, shall
4 not have locks or shall unlock automatically whenever a fire
5 alarm is activated in the high rise building. Such locks
6 shall unlock automatically when power is off (fail safe).
7 Where the only locked door in a stair shaft is the one that
8 leads to the roof, it may be locked by panic hardware or
9 approved alarm lock paddle bars.

10 (b) Section 12.114 of the Fire Code also applies, and is
11 restated as follows:

12 "Section 12.114. Egress from stairways.

13 Enclosed stairways serving more than six (6) floors
14 shall have two means of egress from the stairway.

15 Enclosed stairways serving ten (10) or more floors
16 shall have re-entry into the building at approximately
17 5-story intervals. Re-entry signs shall be posted in
18 the stair.

19 "EXCEPTION:

- 20 1. Jails
- 21 2. Where telephones connected to a 24-hour manned
22 location are provided in the stairway in each
23 5-floor increment that does not have a means of
24 egress.
- 25 3. Where any door serving as an entrance to the
26 stair does not automatically lock behind a
27 person entering the stair.
- 28 4. Where alternate means of alerting building
management to persons trapped in a stairwell are
approved by the building official."

1 Section 93.111. Doors. All exit doors in the path of
2 exit travel shall be self-closing or automatic closing in
3 accordance with Section 4306(b)2 of the Building Code. Doors
4 held open by fusible links, and sliding or vertical doors are
5 prohibited in exit ways. Stairway doors shall be self-
6 latching.

7 Section 93.112. Elevator Recall. A fire alarm origin-
8 ating on a floor other than the main lobby floor shall cause
9 all elevators to be returned to the main floor in accordance
10 with Section 5113(d) of the Building Code. Whenever new
11 elevator controllers are installed, they shall meet all provi-
12 sions of the then current Building and Elevator Codes. Newly
13 installed controllers shall have the capability of selecting
alternate recall floors.

14 EXCEPTION: Freight elevators with manually operated
15 doors.

16 Section 93.113. Emergency Power. High rise buildings not
17 meeting the Building Code in effect at the time of the
18 adoption of this article shall have, as a minimum, emergency
19 power as follows:

- 20 1. Stairway pressurization emergency power shall be
21 provided by an on-site diesel engine generator set.
22 Such power shall start automatically on fire alarm
23 and the generator set shall have a two-hour fuel
supply.
- 24 2. Exit signs and pathway illumination shall have
25 emergency power by trickle charged storage batteries.
26 Such batteries shall have a capacity to provide
27 required illumination for 90 minutes.

1 3. Fire alarm emergency power shall be provided as
2 required in Section 93.109.

3 Section 93.114. Signing.

- 4 (a) All signs in this section shall be approved by the
5 Chief and have graphic symbols where possible. In
6 hotels, signs must have graphic symbols. Sign
7 lettering shall follow Appendix H of the Fire Code.
- 8 (b) Signing shall be provided on the stairway side of
9 every stair door indicating the number of the stair,
10 the floor that the door serves, the high rise
11 building re-entry points, and stair termination.
- 12 (c) A sign shall be posted in every elevator lobby above
13 each call switch noting that the elevators will be
14 recalled to the building lobby on fire alarm. This
15 sign shall warn persons not to use the elevator in
16 the event of fire.
- 17 (d) Where exit signs are not clearly visible from the
18 elevator lobby, signs shall be installed to indicate
19 the direction to stair and fire escape exits.
- 20 (e) Emergency illumination shall be provided at the
21 elevator lobby sign location.
- 22 (f) A sign shall be posted on the room side of every
23 hotel guest room indicating the relationship of that
24 room to the exits and fire extinguishers, and giving
25 basic information on what to do in the event of fire
26 in the building.
- 27 (g) "NOT AN EXIT" signs shall be installed at all door-
28 ways, passageway, or stairways which are not exits,
exit accesses or exit discharges, and which may be
mistaken for an exit. A sign indicating the use of

1 the doorway, passageway, or stairway, such as "to
2 basement," "storeroom," or "linen closet," is per-
3 mitted in lieu of the "NOT AN EXIT" sign.

4 Section 93.115. Emergency Plan. Owners of high rise
5 buildings shall prepare an emergency operations plan in accor-
6 dance with Section 1807 of the Building Code. In addition to
7 the requirements of Section 1807 of the Building Code, the
8 emergency operations plan shall specify the duties, during a
9 fire emergency, of the building management and staff, the
10 building fire safety directors, the fire fighting unit and
11 floor wardens as identified in Section 93.116.

12 Section 93.116. Building Staff Training. Owners of high
13 rise buildings shall designate from existing staff a building
14 fire safety director, and a building fire fighting unit who
15 shall be responsible for the operation of the building fire
16 protection equipment and first aid firefighting. Owners of
17 high rise buildings and/or tenants employing over 100 persons
18 shall designate a floor warden for each floor to be respon-
19 sible for evacuating the people on their respective floor in
20 emergencies. The names and work locations of the director,
21 the fire fighting unit, and the floor wardens shall be main-
22 tained on a roster contained in the building emergency opera-
23 tions plan.

24 EXCEPTION:

- 25 1. Residential condominiums and apartment occupancies not
26 employing staff.
- 27 2. Office and retail occupancies after normal business
28 hours.

NOTE: In residential buildings employing staff, where the
staff is too small to appoint a floor warden for each

1 floor, wardens shall be appointed to the fire floor, the
2 floor above, and as many additional floors as possible.

3 In buildings where only one staff person is on duty
4 that person shall be the building fire safety director.

5 Section 93.117. Fire Drills. The staff of high rise
6 buildings shall conduct, and the occupants thereof shall par-
7 ticipate in, fire drills on a regular basis at intervals not
8 to exceed 120 days in accordance with the building's emergency
9 operations plan.

10 EXCEPTION: Jail inmates, hospital patients, hotel guests
11 and occupants of apartment or residential condominium
12 units, unless such occupant is also a member of the high
13 rise building staff.

14 Section 93.118. Fire Separation. Any space larger than
15 1500 square feet shall be separated from building stair
16 shafts, elevator shafts and air handling shafts by noncom-
17 bustible smoke resistive separation (glass walls with wood
18 stops are acceptable), and equipped with smoke detectors con-
19 nected to the building fire alarm system.

20 EXCEPTIONS:

- 21 1. Spaces that are fully sprinklered.
- 22 2. Building lobbies or corridors which are equipped with
23 an approved smoke control system that includes shaft
24 pressurization and automatic smoke removal.
- 25 3. Building lobbies or corridors of any size that do not
26 contain combustible furnishings (other than carpet)
27 or commercial spaces, and have noncombustible
28 interior finish throughout.

1 NOTE: To qualify for this exception 3, all spaces
2 adjacent to the building lobby must be separated and
3 equipped with smoke detectors as outlined in this
4 section, and all doors leading into the lobby must be
5 self closing or automatically closing upon activation
6 of the building fire alarm system.

- 7 4. Office areas above the main lobby, including open
8 space design areas.

9 NOTE: This exception does not apply to retail or
10 wholesale stores, display rooms, restaurants, cock-
11 tail lounges and bars, banquet rooms, meeting rooms,
12 storage rooms, and spaces which because of unusual
13 fuel load or other conditions, pose an unusual hazard
14 in the opinion of the Chief.

- 15 5. Smoke detectors shall not be required in spaces which
16 are separated by one-hour construction, with openings
17 protected by one-hour self closing doors.

18 Domestic water systems may be used to supply the sprinkler
19 system referred to in this section when approved by the Chief.

20 Section 93.119. Hazards and Design Features Not
21 Specifically Identified. Whenever the Chief shall find a
22 condition in a high rise building not specifically addressed in
23 this Article, which in his opinion makes fire escape or fire-
24 fighting unusually difficult, he shall declare it to be a
25 hazard, notify the owner of such condition, and order its
26 correction in a manner consistent with these minimum safe-
27 guards.

28 Section 93.120. Exempt Buildings. The Chief and the
Director of the Department of Construction and Land Use may
exempt high rise buildings that meet the requirements of

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Section 1807 of the Building Code from complying with provisions of this Article.

Section 93.121. Compliance. All corrections that may be necessary to provide the minimum fire safety requirements established in this Article shall be completed by the owners as follows:

(a) The Chief shall develop a procedure for surveying high rise buildings to effect compliance with this Article. The Chief shall send written and signed notices to the owners of all non-complying buildings. Within 120 days of the date of notification by the Chief, the owner shall submit to the Chief a concept design and firm schedule for complying with the requirements of this Article.

(b) The Chief shall review the concept design and firm schedule and respond in writing. The time schedule for compliance shall be measured from the date of the Chief's response to the concept design and firm schedule for each building, and shall not exceed the time limits set forth in paragraph (c) of this section.

(c) The time limits for complying with the requirements of this Article are as follows:

- 93.104 Exits.....3 years
- 93.105 Fire Escapes.....1 year
- 93.106 Dead-end Corridors.....2 years
- 93.107 Shaft Enclosures.....3 years
- 93.108 HVAC Shut Down.....2 years
- 93.109 Fire Alarm System.....2 years
- 93.110 Unlocking of Doors.....2 years

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- 93.111 Doors.....1 year
- 92.112 Elevator Recall.....3 years
- 93.113 Emergency Power.....3 years
- 93.114 Signing.....1 year
- 93.115 Emergency Plan.....4 years
- 93.116 Building Staff Training..... 1 1/2 years
- 93.117 Fire Drills.....1 year
- 93.118 Fire Separation.....3 years
- 93.119 Hazards.....3 years

All items in low income residential high rise buildings must be completed on or before July 1, 1988. All items in all other high rise buildings must be completed on or before July 1, 1987.

(d) Buildings will not be deemed to be in violation of this Article until the time limits set forth in subsection (c) above have expired.

Section 93.122. Appeals - Article 93. For the purpose of considering appeals from decisions or actions pertaining to the administration and enforcement of Article 93 of this Code, the Fire Code Advisory Board created by Section 2.302 of this Code shall consist of one representative from each of the following associations: The Association of General Contractors, The Apartment Operators Association, The Building Owners and Managers Association and The Seattle Hotel Association; and ((an)) a private owner ((of a low income residential hotel or building.)) or a representative of a nonprofit group involved in low income housing. Such representatives and owner shall be appointed by the mayor for five year non-renewable terms. Upon being advised by the Chief

1 that an appeal pertaining to Article 93 has been filed, the
2 Chairperson of such Board shall convene the following five
3 persons to consider the appeal:

- 4 (a) The Chairperson of such Board or his alternate.
5 (b) A registered architect who is also a member of such
6 Board.
7 (c) A registered engineer who is also a member of such
8 Board.
9 (d) A licensed general contractor.
10 (e) A building owner member of the association whose type
11 of building is being considered in the appeal (~~or~~ ~~or~~
12 ~~an owner of a low income residential hotel or~~
13 ~~building, if such a building is being considered in~~
14 ~~the appeal~~)).

15 The decision of such Board shall be in writing and signed by
16 each member of the Board. A copy shall be delivered to the
17 Chief and the appellant.

18 ~~((Section 93.123. Low Income Residential Buildings~~

19 ~~(a) This Article shall not apply until January 1, 1983 to~~
20 ~~buildings in which~~

21 ~~(1) at least fifty percent of the dwelling or~~
22 ~~housing units as defined in the Housing Code (Seattle~~
23 ~~Municipal Code Ch. 22.204) are rented to nontransient~~
24 ~~persons at a rent at or below .9% of the current median~~
25 ~~income for all families in the Seattle area as determined~~
26 ~~by the United States Department of Housing and Urban~~
27 ~~Development; and~~

28 ~~(2) the average monthly rent for all dwelling or~~
~~housing units in the building does not exceed 1.4% of the~~
~~Median Income Limit.~~

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2 (b) ~~For purposes of calculating the average monthly rent,~~
3 ~~a room which is rented on a hostel style basis to three or~~
4 ~~more nonrelated persons shall be considered as one room rented~~
5 ~~for \$200 per month.~~

6 (c) ~~Monthly rent shall include all charges for shelter~~
7 ~~and provision of items normally associated with such use, but~~
8 ~~shall not include board, health care, telephone charges and~~
9 ~~other such items.~~

10 (d) ~~Within 30 days of the approval of this amendatory~~
11 ~~ordinance the City Council shall appoint a special committee~~
12 ~~to study methods of increasing fire safety in high rise low~~
13 ~~income residential buildings in an effective manner at minimum~~
14 ~~cost. The purpose of the study shall be to find ways to pro-~~
15 ~~vide an acceptable level of fire safety for such buildings~~
16 ~~without requiring the closure or conversion of buildings,~~
17 ~~displacing tenants.~~

18 ~~The special committee shall have such membership as the~~
19 ~~City Council shall determine, and shall include one represen-~~
20 ~~tative of the Fire Department, one owner of a low income high-~~
21 ~~rise building, one representative of a nonprofit group~~
22 ~~involved in low income housing, one representative from the~~
23 ~~Department of Community Development, one representative from~~
24 ~~the Department of Construction and Land Use and one fire~~
25 ~~safety expert not a member of the Fire Department. Members of~~
26 ~~the special committee shall serve without compensation.~~

27 ~~The special committee shall make its recommendations to~~
28 ~~the City Council not later than September 1, 1982.))~~

(To be used for all Ordinances except Emergency.)

Section....2. 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 18th day of July, 1983, and signed by me in open session in authentication of its passage this 18th day of July, 1983. *James D. Williams* President of the City Council.

Approved by me this 28th day of July, 1983. *Charles Royer* Mayor.

Filed by me this 28th day of July, 1983.

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

(SEAL)

Published.....

By *Therese Dunbar* Deputy Clerk.

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- 93.111 Doors.....1 year
- 92.112 Elevator Recall.....3 years
- 93.113 Emergency Power.....3 years
- 93.114 Signing.....1 year
- 93.115 Emergency Plan.....4 years
- 93.116 Building Staff Training..... 1 1/2 years
- 93.117 Fire Drills.....1 year
- 93.118 Fire Separation.....3 years
- 93.119 Hazards.....3 years

All items in low income residential high rise buildings must be completed on or before (~~July 1, 1987~~) January 1, 1989. All items in all other high rise buildings must be completed on or before July 1, 1987.

(d) Buildings will not be deemed to be in violation of this Article until the time limits set forth in subsection (c) above have expired.

Section 93.122. Appeals - Article 93. For the purpose of considering appeals from decisions or actions pertaining to the administration and enforcement of Article 93 of this Code, the Fire Code Advisory Board created by Section 2.302 of this Code shall consist of one representative from each of the following associations: The Association of General Contractors, The Apartment Operators Association, The Building Owners and Managers Association and The Seattle Hotel Association; and ~~((an))~~ a private owner ~~((of a low income residential hotel or building.))~~ or a representative of a nonprofit group involved in low income housing. Such representatives and owner shall be appointed by the mayor for five year non-renewable terms. Upon being advised by the Chief

Your City, Seattle

Executive Department-Office of Management and Budget

John Saven, Director
Charles Royer, Mayor



~~4315~~
4340
AK

August 30, 1982

The Honorable Douglas Jewett
City Attorney
City of Seattle

Kaszyura

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 amending Article 93, adopted by Ordinance 110299,
establishing minimum fire and life safety requirements
and compliance procedures for high rise buildings.

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:

- () 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



Date: August 26, 1982

TO: Mayor Charles Royer via Office of Management and Budget

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

SUBJECT: Article 93 Low Income Housing Report

In the fall of 1981 the Seattle City Council appointed a special committee to review the new Fire Code Article 93 and study methods of increasing fire safety in high rise low income residential buildings in an effective manner at minimum cost. I am forwarding for your review the committee report and the suggested ordinance changes. These recommendations were expected to be submitted to the City Council no later than September 1, 1982. The changes in the Ordinance should also be reviewed by the Law Department prior to submission to the Council.

You may note that the committee as a whole did not recommend wholesale changes to the original Article. As with any code review a few changes have been agreed upon that will somewhat simplify the understanding of the Article.

If you have any questions, please contact me or the Fire Marshal, Chief B. L. Hansen.

RLS/jaw
BLH:ELF

AUGUST 24, 1982

MRS. JEANETTE WILLIAMS
COUNCIL PRESIDENT
SEATTLE CITY COUNCIL
MUNICIPAL BUILDING
SEATTLE, WA 98104

REC'D OMB AUG 31 1982

DEAR MRS. WILLIAMS,

IN JANUARY THE CITY COUNCIL APPOINTED A SPECIAL COMMITTEE TO REVIEW THE NEWLY ADOPTED FIRE CODE. THE PRINCIPAL CONCERN WAS THE IMPACT ON HIGH-RISE LOW-INCOME HOUSING AND A STUDY WAS ORDERED TO FIND WAYS TO PROVIDE AN ACCEPTABLE LEVEL OF FIRE SAFETY FOR SUCH BUILDINGS WITHOUT REQUIRING POSSIBLE CLOSURE OF SOME FACILITIES.

A GREAT DEAL OF TIME AND DELIBERATION HAS GONE INTO THIS REPORT. EVERY LINE IN THE CODE HAS BEEN EXAMINED AND REVIEWED. EVERY POSSIBLE CHANGE ACCEPTABLE TO THE SPECIAL COMMITTEE HAS BEEN INCORPORATED IN THE REVISION PROPOSAL TO ATTEMPT TO ALLEVIATE THE HIGH COSTS OF COMPLIANCE.

OUR GOAL OF WRITING THE BEST POSSIBLE REVISION OF ARTICLE 93 HAS BEEN ACCOMPLISHED.

OUR SECOND GOAL OF PREVENTING CLOSURES OF SOME HOUSING UNITS HAS NOT BEEN REALIZED. THE SIMPLE FACT IS THAT WITHOUT THE CITY COUNCIL CREATING SOME TYPE OF FIRE CODE COMPLIANCE FUND, A NUMBER OF HOUSING UNITS WILL BE CLOSED. THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS ALREADY PREPARED A BLOCK GRANT PROPOSAL THAT WOULD HOPEFULLY ASSIST SOME OWNERS IN COMPLYING TO CODE.

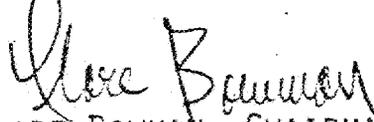
MRS. JEANETTE WILLIAMS

AUGUST 24, 1982

PAGE TWO

THE SPECIAL COMMITTEE RECOMMENDS ADOPTION OF THE ENCLOSED
REVISED ARTICLE 93. COUNCIL APPROVAL OF A COMMUNITY
DEVELOPMENT BLOCK GRANT TO ASSIST A FIRE CODE COMPLIANCE
FUND IS STRONGLY RECOMMENDED.

SINCERELY,


CLARE BOWMAN, CHAIRMAN
SPECIAL FIRE CODE COMMITTEE

REPORT TO THE CITY COUNCIL

**Submitted by the
SPECIAL FIRE CODE COMMITTEE**

August 31, 1982

REPORT TO THE CITY COUNCIL
Submitted by the
Special Fire Code Committee

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 efforts to assist low-income buildings . . Page 10.

Appendix A: List of 19, older, low-income, high-rise,
residential buildings affected by Article 93

Attachment: Article 93, with recommended revisions

INTRODUCTION

On December 14, 1981, the City Council passed Ordinance 110299 relating to the Seattle Fire Code. That Ordinance establishes minimum fire and life safety requirements and compliance procedures for high rise buildings.

Ordinance 110229, hereinafter referred to as Article 93, included a special section which related to low-income residential buildings. Low-income residential buildings were exempted from Article 93 provisions until January 1, 1983. The Ordinance provided for the appointment of a special committee by the City Council. That Committee was to be established to study methods of increasing fire safety in high rise, low-income residential buildings in an effective manner at minimum cost. The Ordinance stated that the purpose of the study would be to find ways to provide an acceptable level of fire safety for such buildings without requiring the closure or conversion of buildings, displacing tenants.

Committee Membership

Article 93 specified that the Committee include the following members:

- 1 Representative of the Fire Department
- 1 Owner of a low-income, high-rise building
- 1 Representative of a non-profit group involved in low-income housing
- 1 Representative from the Department of Community Development
- 1 Representative from the Department of Construction and Land Use
- 1 Fire Safety expert not a member of the Fire Department

The Council appointed a seven-member committee. Committee members chose a chairperson and vice-chairperson. The following individuals served on the committee:

Clare Bowman, Manager of the Hilltop House (Chairperson)
Paul Edgerton, Department of Construction and Land Use
(Vice-Chairperson)
Walter Banks, Owner of the St. Regis Hotel
Claire Demler, Representative from Common Ground, a non-profit
agency involved in low-income housing

B.L. Hansen, Seattle Fire Department
I. Dean Mosier, Department of Community Development
John Philbin, Fire Safety Consultant

Committee Work

The committee held its first meeting on January 21, 1982. The committee began meeting twice a month. In April, the committee began meeting every week in order to complete the committee meeting work by the end of May. The committee held a total of 13 working sessions.

Committee Recommendations

The committee discussed, at length, each section of Article 93. Various proposals were considered to amend or delete portions of Article 93. Representatives of Signal Communications, Inc., and Protective Systems, Inc., attended several meetings and provided detailed cost estimates of various types of alarm systems. A representative of Grinnel Fire Protection Systems attended one meeting to discuss new types of automatic sprinkler heads. The Director of the State Fire Marshal's Office attended two meetings and discussed the impacts that changes to Article 93 might have on State requirements affecting Seattle.

At the last working Committee meeting held on May 27, Committee members voted 5-2 in favor of recommending a slightly revised Article 93. Significant concern was expressed by several Committee members that the Article 93 requirements will be costly, and will cause the loss of low-income units. The Committee discussed ways to financially assist low-income building owners. Committee members voted to include in their report to the Council six elements:

- ** The amended Article 93 passed by the Committee;
- ** A statement/estimate of economic impact of the Article 93 requirements on low-income buildings;
- ** The estimated loss of low-income units resulting from Article 93;
- ** The estimated schedule/timing of loss of units;
- ** Recommended funding sources to reduce the loss of units;
- ** A description of efforts the Department of Community Development could take to coordinate implementation of the new Fire Code with low-income building owners.

COMMITTEE REPORT TO THE CITY COUNCIL

A. Committee Suggested Amendments to Article 93

Attached to this report is a copy of Article 93 with recommended revisions. It incorporates changes discussed and approved by the Committee. Wording in the Ordinance passed by the City Council that is recommended for deletion is lined out. Other wording recommended for addition to the Ordinance is underlined.

Several times during Committee deliberations, additions to Article 93 were suggested which the Fire Department believed would be better handled as Code Alternatives. Three items were written up as Code Alternate No. 93-1, 2, and 3. While not written into the Ordinance, the Alternates are attached to Article 93, and outline approved Fire Department methods for dealing with particular Article 93 requirements. The Alternates address in-unit sprinklers, fire alarm wiring, and problems associated with rooms opening on stairways.

B. Economic Impacts of Article 93 on Low Income Buildings

1. Low-Income, High-Rise Buildings Affected by Article 93

Article 93 applies to High-Rise buildings, defined as those buildings having floors used for human occupancy located more than 75 feet above the lowest level of Fire Department vehicle access.

Article 93 includes a two-part definition of low-income buildings:

- a. Buildings in which at least 50% of the units are rented to nontransient persons at a rent at or below .9% of the Seattle area's current family median income--presently that would be \$281/month;
AND
- b. Buildings in which the average monthly rent for all units does not exceed 1.4% of the median income---presently that would be \$437/month.

Not including university dormitories, and recently constructed subsidized high rises owned by non-profits such as the Seattle Housing Authority, about 19 high-rise buildings housing low-income residents are affected by the new Article 93 Fire Code Ordinance. A complete list of those 19 buildings is included in Appendix A.

Most of the 19 buildings are Downtown. The 19 buildings contain about 2982 units. Six of the buildings are Single-Room-Occupancy (SRO); thirteen are apartment buildings. The buildings vary greatly in size, ranging from the 37-unit, 8 story, Emerson, to the 246 unit, 6-story, YMCA. Building conditions also vary, with the SRO buildings generally in poorer condition than the apartment buildings.

2. Costs of Code Compliance

Last fall, prior to passage of the Ordinance, the Fire Department prepared rough cost estimate data to indicate approximate costs of code compliance. They believed that costs will vary widely from building to building, but that the worst-case average estimate was about \$150,000 for a 12-story building. The 19 low-income older residential buildings affected by the Ordinance would require about \$2,275,000 to pay for Code mandated repairs, extrapolating from Fire Department estimates.

As the special Fire Code Committee work progressed, Common Ground attempted to more accurately estimate the cost of Code repairs for the 19 buildings. Staff inspected buildings personally, and reviewed Fire Department inspection sheets. Signal Communications volunteered to provide detailed cost estimates on three buildings, information useful to better estimate alarm system costs for all 19 buildings. Cost estimates were totalled for each building. The total for the 19 buildings was about \$2,356,000, a sum only slightly higher than earlier Fire Department estimates.

3. Economic Impacts

It is difficult to state precisely what the economic impact associated with Article 93 compliance will be. Those impacts will depend on several variables:

a. Ownership of buildings:

Ten of the 19 low-income buildings are privately owned. The ability of those owners to afford compliance costs will vary. Some owners may have access to funds such that compliance will not be a problem; more likely, they will not. If buildings have changed owners recently, rent levels are likely high relative to their market, and additional rent increases would be difficult:

Three additional buildings are privately owned, but are participating in a federal Section 8 rent subsidy program. The federal Department of Housing and Urban Development (HUD) must approve rent increases associated with code

compliance repairs. A HUD official contacted felt a rent increase request due to compliance with new City code requirements would be reasonable, but federal budget reductions make HUD's ability to grant rent increases questionable.

Several buildings are church-sponsored. One of those buildings accepts private donations to help maintain units for low income residents. Recent cutbacks in Medicare and Medicaid are making it more difficult to serve that building's low-income clientele. More private donations are being requested. Code compliance costs may or may not be difficult for these church-sponsored buildings. They may have access to more financial resources than privately owned buildings.

b. Ability of Owners to Acquire a Bank Loan

While the condition of the 19 buildings varies widely, they are all old buildings. Owners are likely to run into a number of problems in getting a loan:

- (1) SRO building owners will likely be unable to get a loan at all. The SRO buildings are in the poorest condition of the low-income buildings affected by Article 93. Lenders will not lend just to finance code repairs; they would require other repairs as well. SRO buildings are not treated by lenders as appropriate for real estate transactions; they are treated as commercial properties. Commercial loans generally have very short terms--5 to 8 years.
- (2) Three building owners cannot further indebt their properties without HUD's approval.
- (3) Apartment building owners are likely also going to find lenders unwilling to lend just for code repairs; lenders may want to see properties improved to insure 20-30 years of additional economic life.

c. Vacancy Rates:

With low vacancy rates, owners would likely be more inclined to take out loans to make repairs. Modest rent increases would be possible due to high demand for relatively low priced units. The State's severe economic recession has recently begun to affect vacancy rates Downtown. Vacancies in several of the 19 low income buildings have greatly increased over the last few months. A climbing vacancy rate means owners will be less able to raise rents to pay for code repairs. Seattle's economy is very cyclical. If it improves during Article 93's compliance period, owners will be more able to afford to make repairs, code or otherwise. If it doesn't, owners will find it much more difficult to afford repairs.

The Committee did not consider the economic impact on the 19 buildings in great detail. Several Committee members felt Article 93's potential negative economic impacts warranted further amendments to Article 93. Other members felt fire safety was of paramount importance, and transcended economic concerns. Some members felt some loss of units was an unavoidable and not unreasonable price to pay to insure safety from fire. The majority of the Committee felt the suggested amendments to Article 93 represent reasonable changes which will help, to some extent, owners of low-income buildings, while still maintaining Article 93's basic purpose.

C. Loss of Low-Income Units Resulting from Article 93

It is impossible to state with certainty that any residential buildings would be closed or converted to non-low-income use solely due to Article 93 requirements. Owners are generally owners for different reasons; their financial situations vary. A building in good physical and financial shape will be less adversely affected by Article 93 than will a building in serious disrepair, with an owner that has limited financial options to tap for repairs. The 19 low-income high rise buildings affected by Article 93 (listed in Appendix A) vary greatly in terms of ownership and condition. Some buildings have been well maintained since their construction many years ago. Others need extensive repairs beyond anything Article 93 requires.

Low-income units could be "lost" due to the high costs associated with Article 93 compliance in three ways:

- ** through closure;
- ** through conversion of some non-transient units to transient occupancy--transient units are rented by the night or week, bringing a much greater return than monthly rentals;
- ** through rent increases which push units from low-income to moderate/middle-income status.

Department of Community Development (DCD) staff analyzed the 19 buildings, and believe they fall into three risk categories. The following assumes no City program to assist owners in financing repairs.

- 1. LOW RISK** Those buildings which would likely somehow absorb the costs associated with compliance, remaining open and available for low-income residents.

There are 9 buildings, containing about 1817 units that fall into the LOW RISK category. They are owned by either

non-profit groups which likely have access to special resources, or are participating in rent subsidy programs. In the latter case, it is assumed HUD would authorize rent increases.

2. HIGH RISK Those buildings highly vulnerable to closure or conversion to non-low-income use because of Article 93 requirements.

There are 7 buildings, containing about 774 units that fall into the HIGH RISK category. They appear to be HIGH RISK for a variety of reasons. In several cases the buildings are seriously code deficient, and compliance costs are relatively high. In two cases, buildings contain relatively few units, and rent increases would be high compared to the larger buildings that can spread rent increases over several hundred units. In several cases the rents presently are closed to the low-income limit and rent increases associated with code compliance would likely cause the buildings to convert from low-income use to moderate/middle-income use.

In one particular case, additional monthly rental units are likely to be converted to transient occupancy to help increase the building's cash flow to help finance repairs.

It is impossible to predict how many, if any, of the HIGH RISK buildings would close because of Article 93.

3. QUESTIONABLE RISK Those buildings that don't fall into a low or high risk category and which may or may not have problems complying with Article 93 and remaining available for low-income residents.

There are 3 buildings, containing about 391 units that fall into the QUESTIONABLE RISK category. These buildings have relatively large numbers of units to absorb rent increases. Code compliance repairs are, relative to other buildings, not extensive. Yet the buildings are in private ownership. In one case, a change of ownership has occurred recently, and higher debt service has pushed rents to the "high side" of what the clientele can afford. In that building's case, the ability of the owner to impose additional rent increases is questionable.

In summary, then, DCD staff believe that well over half the units in low-income buildings, 1817 units, will likely not be taken out of low-income use due to Article 93 requirements. The remaining 1165 units are in QUESTIONABLE or HIGH RISK buildings, and could be adversely affected by Article 93.

Common Ground also analyzed the 19 buildings and basically agreed with categorizing the buildings according to risk categories. They differ with DCD's analysis in two respects:

1. Common Ground believes that 9 buildings, rather than 7, belong in the HIGH RISK category. They believe those buildings are most likely to need 100% financing assistance, with a large portion of that assistance needed in grant form.
2. Common Ground would add a NO RISK category to cover the one building (Morrison Hotel) that has the necessary City resources to comply with the code requirements.

Common Ground believes DCD's analysis understates the low-income units that are likely to be lost if City-funded grants or loans aren't made available. They believe a minimum of 1,917 units in 13 buildings will be lost through closure or conversion of units to other than low income use. A very possible loss/impact factor, according to their findings, is 2,535 units in 16 buildings.

D. Schedule/Timing of Loss of Units

The Fire Code gives building owners generally until 1987 to comply, but requires earlier compliance, depending on when the Fire Department surveys a building, and on when the Department sends a notice of non-compliance to the building owner. Once the owner receives that notice, he/she has 120 days to respond with a "concept design" for compliance. Following the date of Fire Department approval of the concept design, the alarm system must be installed within 2 years, exiting improvements must be completed within 3 years, etc. Each Code element has a different deadline, ranging from 1 year to 4 years. If owners wait to comply until they have to, it would likely be 1984-1985 before building closures would occur, if that happens. Rent increases would likely occur as repairs are completed, from 1984 through 1987. Some owners may begin increasing rents sooner to begin building a reserve for eventual repairs.

E. Recommended Funding to Reduce Unit Loss

The Committee, early in its deliberations, saw the need for a special publicly-financed fund to assist owners of low-income buildings in making needed repairs, for several reasons:

- (1) The older low-income buildings are likely to be those buildings most code deficient.
- (2) The low-income buildings are generally in need of other repairs; they serve a low-income market

that can't afford large rent increases; rents aren't as easily raised to cover code compliance repair costs.

The low-income occupants of the 19 buildings are likely typical of Downtown's population. Approximately 12,200 persons live Downtown. Of those 12,200, 85% live on annual incomes of \$7,000 or less. The average monthly income of the majority of households is \$453. Of Downtown's residents, 65% are not working, and 55% are retired and over the age of 55 years.

- (3) Interest rates are very high; the owners of the low income buildings will probably find it difficult to get bank loans for just Fire Code repairs.
- (4) There is a real possibility that, without some form of public financial assistance, units may close or be converted to non-low-income use as the new Code is implemented.

A 1983 Community Development Block Grant (CDBG) application was prepared and submitted for 1983 funding by the Department of Community Development. If approved, a Fire Code Compliance Fund would be created to assist low-income building owners in bringing their buildings into compliance with Article 93. Terms of Compliance Fund assistance would be established individually for buildings, with a primary goal of avoiding closure of low-income units, or conversion of units to non-low-income use.

The CDBG application submitted requests \$100,000 for the first year of a multi-year program. Article 93 requires all affected buildings to be brought into compliance by 1987. The Committee recommends extending the deadline one year for low-income buildings. Creating a Fund for five years would enable compliance to occur between January 1, 1983, and 1987, within the Ordinance's mandated compliance period. Adding Block Grant funds to the Compliance Fund over five years instead of funding all code repairs in one year would reduce the 1983 CDBG funds required. Of course, doing that also requires a set-aside from future Block Grant funds. The success of a five-year program would depend on the CDBG program continuing for that long.

If total compliance costs were CDBG funded, about \$2,300,000 would be required, in 1982 dollars. While SRO buildings may require 100% funding assistance, it is unlikely all buildings will require it. The amount of CDBG funding required for each building will have to be determined on a case-by-case basis. The more CDBG funds made available, the less the adverse impact on low-income buildings.

Other Cities have chosen to use CDBG funds to assist owners in making Fire Code related repairs. The Committee strongly

recommends City Council approval of a CDBG assisted Fire Code Compliance Fund. The Committee believes the potential units that could close or be taken out of low-income use due to Article 93 will directly depend on how much CDBG funding the City can ultimately provide owners to assist in making repairs.

F. Department of Community Development Efforts to Assist Low-Income Buildings

The 1983 CDBG application submitted by DCD outlines DCD's role in administering the proposed Fire Code Compliance Fund. DCD assistance to low-income building owners would include:

1. Surveying high-rise residential buildings to determine which are low-income;
2. Contacting low-income building owners, inspecting the buildings, assessing the probable need for City funding assistance;
3. Work with building owners to finance the repairs in appropriate ways;
4. Administer Block Grant funded loans for a portion of the Code repair costs.

In addition, DCD proposes in the Fire Code Compliance Fund CDBG application to thoroughly analyze the needs of each low-income building by next May. A 1984 CDBG application would be prepared which projects more accurately the anticipated CDBG funds needed to assist low-income building owners over the next 5 years.

Hopefully, these efforts, coupled with low interest CDBG loans, will enable low-income buildings to be brought into compliance, avoiding building closures or conversion of units to non-low-income use.

APPENDIX A

19 Older, Low-Income, High-Rise, Residential Buildings

Building	Address	Number of Stories	Number of Units
1. Bayview Manor	11 W. Aloha	10	191
2. Cambridge Apts.	903 Union	10	158
3. Cornelius Apts.	306 Blanchard	9	137
4. Calhoun Hotel	2000 - 2nd Ave.	8	154
5. Decatur	1105 Spring	13	146
6. Downtowner Apts.	309 - 4th S.	9	240
7. Emerson	1100 Blk., 8th Ave.	8	37
8. Ethelton Hotel	1317 - 3rd Ave.	5	100
9. Exeter House	720 Seneca	10	140
10. Frye Apts.	223 Yesler Way	11	234
11. Hilltop House	1005 Terrace	11	144
12. Josephenum	1902 - 2nd Ave.	14	218
13. Lowell	1102 - 8th Ave.	11	158
14. Morrison Hotel	509 - 3rd Ave.	7	245
15. Olive Tower	1624 Boren	14	87
16. Paramount Apts.	907 Pine	9	48
17. St. Regis Hotel	112 Stewart	8	140
18. YMCA	909 - 4th Ave.	6	246
19. YWCA	1118 - 5th Ave.	9	<u>159</u>
			2982 Units

SEATTLE FIRE DEPARTMENT
ARTICLE 93 CODE ALTERNATE

NO. 93-1

DATE May 27, 1982

PREPARED BY: J. Haigh

APPROVED B. L. Hansen
Fire Marshal

SUBJECT: Rooms Opening on Stairways

REFERENCE: 93.104

- I. ISSUE: All exits shall be enclosed 1-hr. from remainder of building. In some buildings this would result in loss of units or construction of new stairways.

- II. CODE REQUIREMENT: 93.104 - enclose exits

- III. ALTERNATE MATERIAL OR METHOD: Residential rooms may be located in exit stairway enclosures when the room and stairs are protected by: automatic sprinklers, smoke detectors connected to the building alarm system, one-hour self-closing doors, and the building has two (2) exit stairways.

- IV. RATIONALE (Analysis) The early warning (detectors), fire control (sprinklers and self-closing door), ability to use other stair (2nd stair and door unlock) and tenant direction (voice alarm) provide an alternate safe exit route.

SEATTLE FIRE DEPARTMENT
ARTICLE 93 CODE ALTERNATE

NO. 93-2

DATE May 27, 1982

PREPARED BY: J. Haigh

APPROVED B. L. Hansen
Fire Marshal

SUBJECT: In-Unit Sprinklers

REFERENCE: 93.106
Code Alternate 93-1

- I. * ISSUE: Some designers may elect to use the newly developed residential sprinkler head for Article 93 residential units.

- II. CODE REQUIREMENT: Sprinklers throughout the unit may be approved for units opening on exit stairs (see Code Alternate 93-1). One head in the room may be used for dead end corridors 93.106 and other alternates may be approved in the future.

- III. ALTERNATE MATERIAL OR METHOD: Whenever in-unit sprinklers are required or approved as an alternate method the residential type sprinkler may be substituted for standard sprinklers.

- IV. RATIONALE (Analysis) The quick response feature with early water flow alarm to tenants and Fire Department compensates for the lower water discharge rate.

SEATTLE FIRE DEPARTMENT
ARTICLE 93 CODE ALTERNATE

NO. 93-3

DATE May 27, 1982

PREPARED BY: J. Haigh

APPROVED B. L. Hansen
Fire Marshal

SUBJECT: Fire Alarm Wiring

REFERENCE: 93.109
N.F.P.A. 13
N.E.C. Article 760

- I. ISSUE: Some designers may wish to use existing sprinkler lines to support and protect fire alarm wiring as a cost saving.

- II. CODE REQUIREMENT: N.F.P.A. 13 prohibits supporting wire (and other items) from the sprinkler lines. Article 760 requires insulated staples and requires physical protection.

- III. ALTERNATE MATERIAL OR METHOD: Fire alarm approved 105°C wire may be attached to the sprinkler lines with non-metallic ties.

- IV. RATIONALE (Analysis) The wire will be supported and have adequate protection. The circuits are electrically supervised and breaks or shorts to ground will be reported to an annunciator.

ARTICLE 93

Ordinance 110299.

1
2
3 AN ORDINANCE relating to the Seattle Fire Code; amending Chapter
4 22.606 of the Seattle Municipal Code by adding thereto a new
5 section 22.606.140 (a new article 93 to the Uniform Fire Code)
6 to establish minimum fire and life safety requirements and
7 compliance procedures for high rise buildings.

8 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

9 Section 1. Chapter 22.606 of the Seattle Municipal Code is
10 amended by adding thereto a new section 22.606.140 as follows:

11 22.606.140 UFC Article 93 added - Minimum standards for high
12 rise buildings.

13 The Uniform Fire Code is amended by adding thereto a new
14 Article 93, to read as follows:

15 Section 93.101. Purpose. The main purpose of this article is
16 to improve the fire and life safety of existing high rise
17 buildings that do not conform to current City codes so that the
18 health, safety and welfare of the general public is provided for
19 and promoted. It is recognized that the application of present
20 day fire protection techniques to some existing high rise
21 buildings is difficult. For this reason, this article may per-
22 mit the use of alternative methods and innovative approaches and
23 techniques to achieve its purpose, when approved by the Chief
24 and the building official.

25 Section 92.102. Scope. (a) This article shall apply to all
26 high rise buildings in existence at the time of its adoption, as
27 well as to all high rise buildings coming into existence after
28 the adoption thereof.

1 (b) Where there is a conflict between an ordinance or code
2 and the provisions of this article, this article shall govern
3 unless the ordinance or code establishes more stringent fire and
4 life safety requirements.

5 Section 93.103. Definitions. For the purpose of this
6 Article, certain words shall be construed as specified in this
7 section.

8 1. HIGH RISE BUILDING: Buildings having floors used for
9 human occupancy located more than 75 feet above the lowest
10 level of Fire Department vehicle access.

11 2. CENTRAL STATION: A fire alarm reporting service listed by
12 the Underwriters Laboratories or authorized by the Chief
13 to report alarms to the Seattle Fire Department Alarm
14 Center. In lieu of connection to a central station listed
15 by Underwriters Laboratories, the Chief may approve
16 building staff monitoring of a fire alarm annunciator
17 panel where:

18 A. Such staff is properly trained to monitor the
19 annunciator panel and report alarm signals to the
20 Fire Department Alarm Center via the 911 system.

21 B. One or more building staff is on duty 24 hours
22 a day and, remains in the direct vicinity of the
23 annunciator panel, e.g., a hotel desk clerk where
24 the panel is behind the registration desk.

25 C. Staff persons in low income High-Rise Buildings whose
26 primary duty requires them to be at the front desk are
27 available.

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3. FLOOR USED FOR HUMAN OCCUPANCY: A floor designed and intended for occupancy by one or more persons for any part of a day, including a roof garden and an active storage area. An area that is permanently unoccupied or is occupied for the service of building equipment only is not included in this definition.

4. DEAD-END CORRIDOR: A corridor which permits only one direction of travel from a unit or normally occupied room door to an exit, or which intersects an exit corridor on one end and does not provide an exit path on the other end. A corridor which has fire escapes directly accessible from it is not a dead-end corridor.

Section 93.104. EXITS. All exits in high rise buildings shall be illuminated as required in Section 3312 of the Building Code and enclosed with a minimum of one-hour fire resistive construction. Every high rise building shall have at least one such exit. Where existing exterior fire escapes are used for additional exits, they shall be tested and identified as required in Section 93.105. Where a high rise building has a single enclosed exit, the enclosure shall be continued to the exterior of the building and the exit shall be smoke-proof by natural ventilation in accordance with Section 3309 (g) of the Building Code, or shall be mechanically pressurized with fresh air to 0.15 inches water column and shall have a concurrent 2500 cubic feet per minute (CFM) exhaust to atmosphere in an emergency, in accordance with the provisions of the Building Code.

1 EXCEPTION: Pressurization may be omitted when the building is
2 fully sprinklered, all corridor openings are self-closing, all
3 occupied areas have access to a second means of egress or a
4 fire escape and the omission is approved by the Chief.

5 A single stair may exit through a building lobby where the
6 lobby is of non-combustible construction, does not contain com-
7 bustible furnishings, and is separated from the rest of the
8 building by one-hour construction. Wire-glass protected by
9 sprinklers on both sides may be accepted as one-hour
10 construction. Where the lobby contains no combustible
11 materials, wire-glass need only be protected by sprinklers on
12 the side opposite the lobby.

13 Section 93.105. FIRE ESCAPES. Exterior fire escapes shall be
14 accessible and structurally safe at all times. Owners of high
15 rise buildings shall load test fire escapes at least once every
16 five years with a weight of not less than 100 lb/sq. foot. The
17 results of such a load test shall be submitted in writing to the
18 Chief. In lieu of such a test, the Chief may accept the opinion
19 of a structural engineer licensed by the State of Washington
20 describing his inspection and/or tests and stating that the fire
21 escape is structurally safe and will support a load of 100 lb/sq.
22 There shall be signs approved by the Chief clearly identifying
23 the route of access to the fire escape from every public
24 corridor. Fire escapes which are not maintained structurally
25 safe and not otherwise required by provisions of this code shall
26 be removed.

27 Locked doors or windows are prohibited between public corri-
28 dors and fire escapes.

1 EXCEPTIONS: Where all of the following criteria are met and
2 approved by the Chief:

- 3 1. An identified tool or device for opening the locked
4 door or window is permanently affixed in close proximity
5 to the locked point.
6 2. The area around the locked door or window is served by
7 emergency illumination.
8 3. Clearly understandable directions indicating the use of
9 the tool and the route to the fire escape are posted at
10 the locked door or window.

11 **Section 93.106. DEAD-END CORRIDORS.** Dead-end corridors are
12 limited to 75 feet in length in office occupancies and 30 feet
13 in length in all other occupancies. Where such limits are
14 exceeded, automatic sprinkler protection meeting the require-
15 ments of the Fire Code and the Building Code shall be provided
16 for the entire dead-end corridor, with one head on the room side
17 of each door opening onto the corridor. Domestic water systems
18 may be used to supply such sprinklers when approved by the
19 Chief.

20 **EXCEPTIONS:**

- 21 1. In high rise buildings, inactive doors leading from the
22 dead-end corridor into spaces which are not in normal
23 use may be covered with 5/8" type x gypsum board or its
24 equivalent, in lieu of installing a sprinkler head over
25 the door or smoke detector in the room.
26 2. In office occupancies, sprinkler heads on the room side
27 of each door opening onto the corridor need not be
28 installed.

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3. In residential buildings, where corridors and each guest room are equipped with electrically supervised smoke detectors connected to the building fire alarm system, sprinkler heads, or any combination thereof. Where smoke detectors are used in rooms in lieu of sprinklers, doors must be rated at 20 minutes and must be self-closing.
 4. In office occupancies, sprinkler systems are not required in a dead-end corridor where the corridor is equipped with smoke detectors and each room opening onto the corridor is equipped with at least one smoke detector. Such detector shall be electrically supervised and connected to the building fire alarm system.
 5. Where there is a fire escape not directly accessible from the corridor, and the exit route is protected by electrically supervised smoke detection.
 6. Corridors within residential units are exempt.
 7. Corridors within private offices may have corridor only smoke detection connected to the building alarm system.

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Section 93.107. SHAFT ENCLOSURES. All openings which connect three or more floors shall be enclosed with a minimum of one-hour fire resistive construction.

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EXCEPTION: Openings complying with Section 1706 (b) of the Building Code.

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Section 93.108. HEATING, VENTILATION AND AIR CONDITIONING SYSTEM (HVAC) SHUTDOWN. Air moving systems that serve more than the floor on which they are located shall automatically shut down on any high rise building fire alarm, or shall be provided with a manual shutdown switch located at the fire alarm panel in the main building lobby.

EXCEPTION: Air moving systems of:

1. Less than 2000 CFM.
2. Exhaust only systems of less than 15,000 CFM, such as toilet, range hood, kitchen, fume hood, etc.
3. HVAC systems of less than 15,000 CFM with automatic shut-down on smoke detectors in the area served, which are connected to the building fire alarm system.
4. Life safety pressurization systems as provided in the Building Code.
5. Buildings with approved automatic smoke control pursuant to Sections 1807 (g) or 3309 (m) of the Building Code.

Section 93.109. FIRE ALARM AND DETECTION SYSTEMS. Every high rise building, except a residential occupancy with a system installed under Ordinance 106107 as now or hereafter amended, shall have an electrically supervised fire alarm and detection system approved by the Chief, as follows:

1. A manual pull station shall be located at every floor exit door, except in office occupancies.
2. There shall be electrically supervised automatic smoke detection in elevator landings, public corridors, and on the corridor or floor side of each exit stairway.

EXCEPTION: Where a corridor is sprinklered, smoke detectors may be omitted from the corridor.

3. There shall be electrically supervised automatic smoke detectors within 50 feet of building perimeter walls and at standard spacing (approximately 30 feet) to the center of the floor.

EXCEPTIONS:

- A. Interior of residential units.
- B. Sprinklered floors.
- C. Parking garages.
- D. Building Mechanical Spaces.
- E. Any space above the top occupied floor.

4. There shall be electrically supervised automatic heat or smoke detection in unsprinklered rooms used for storage, shops, handicraft, janitor, trash and similar purposes where the fuel load may be significantly higher than the average floor fuel load.

EXCEPTIONS:

- A. Sprinklered rooms.
- B. Rooms under 10 square feet opening onto exit corridors.
- C. Rooms under 100 square feet not opening onto exit corridors.
- D. Rooms within residential units.
- E. Rooms where the storage is in closed metal containers.
- F. Rooms other than those opening onto a corridor and within 30 ft. of an electrically supervised automatic smoke detector.

5. Alarm systems shall have audible devices producing a slow "whoop" sound audible at 15 dba above ambient sound levels with a minimum of 60 dba throughout residential occupancies, and 10 dba above ambient sound levels with a minimum of 55 dba throughout other occupancies, and shall have a microphone capable of making voice announcements simultaneously to all floors.

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6. Fire alarm systems shall be zoned per floor.
 7. There shall be an annunciator panel in the main lobby of a high rise building or in such other areas approved by the Chief as an emergency control center.
 8. The alarm shall sound at a minimum on the floor where the fire is occurring and the floor above, and the alarm system shall be capable of sounding a general alarm throughout the high rise building. The alarm system shall be designed so that a general alarm may be activated from two separate locations.
 9. Where an automatic sprinkler system has been installed for fire protection, the water flow alarm shall be connected to the building fire alarm.
EXCEPTION: Where automatic smoke detectors are installed in the area and zoned, a single water flow alarm may be used.
 10. The alarm system for the high rise building shall be monitored by a central station, or other such means approved by the Chief.
 11. The alarm systems shall be electrically supervised and have battery emergency power sufficient to operate for a period of 24 hours and sound the alarm for 10 minutes at the end of that period.
 12. For purposes of this section, wiring for fire alarm and fire detection systems may be installed in elevator shafts, provided that:
 - A. Such wiring shall not interfere with the safe operation of the elevator.
 - B. Such wiring shall be enclosed within metal conduit and all junction boxes shall be located outside the shaft.

1 C. All wiring work shall be done under applicable permit
2 obtained from the Department of Construction and Land
3 Use.

4 Section 93.110. UNLOCKING OF DOORS. (a) Stairway doors,
5 including the doors between any stairway and the roof, shall not
6 have locks or shall unlock automatically whenever a fire alarm
7 is activated in the high rise building. Such locks shall unlock
8 automatically when power is off (fail safe). Where the only
9 locked door in a stair shaft is the one that leads to the roof,
10 it may be locked by panic hardware or approved alarm lock paddle
11 bars.

12 (b) Section ~~12.114~~ 12.106(9) of the Fire Code also applies,
13 and is restated as follows:

14 "Section ~~12.114~~. 12.106(9). EGRESS FROM STAIRWAYS.
15 enclosed stairways serving more than six (6) floors
16 shall have two means of egress from the stairway.
17 Enclosed stairways serving ten (10) or more floors
18 shall have re-entry into the building at approximately
19 5-story intervals. Re-entry signs shall be posted in
20 the stair.

21 *EXCEPTIONS:

- 22 1. Jails.
23 2. Where telephones connected to a 24-hour manned
24 location are provided in the stairway in each
25 5-floor increment that does not have a means of
26 egress.
27 3. Where any door serving as an entrance to the
28 stair does not automatically lock behind a
person entering the stair.

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4. Where alternate means of alerting building management to persons trapped in a stairwell are approved by the building official."

Section 93.111. DOORS. All exit doors in the path of exit travel shall be self-closing or automatic closing in accordance with Section (b) 2 of the Building Code. Doors held open by fusible links, and or vertical doors are prohibited in exit ways. Stairway doors shall be self-latching.

Section 93.112. ELEVATOR RECALL. A fire alarm originating on a floor other than the main lobby floor shall cause all elevators to be returned to the main floor in accordance with Section 5113 (d) of the Building Code. Whenever new elevator controllers are installed, they shall meet provisions of the then current Building and Elevator Codes. Newly installed controllers shall have the capability of selecting alternate recall floors.

EXCEPTION: Freight elevators with manually operated doors.

Section 93.113. EMERGENCY POWER. High rise buildings not meeting the Building Code in effect at the time of the adoption of this article shall have, as a minimum, emergency power as follows:

1. Stairway pressurization emergency power shall be provided by an on-site diesel engine generator set. Such power shall start automatically on fire alarm and the generator set shall have a two-hour fuel supply.
2. Exit signs and pathway illumination shall have emergency power by trickle charged storage batteries. Such batteries shall have a capacity to provide required illumination for 90 minutes.

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3. Fire alarm emergency power shall be provided as required in Section 93.109.

Section 93.114. SIGNING.

- (a) All signs in this section shall be approved by the Chief and have graphic symbols where possible. In hotels, signs must have graphic symbols. Sign lettering shall follow Appendix H of the Fire Code.
- (b) Signing shall be provided on the stairway side of every stair door indicating the number of the stair, the floor that the door serves, the high rise building re-entry points, and stair termination.
- (c) A sign shall be posted in every elevator lobby above each call switch noting that the elevators will be recalled to the building lobby on fire alarm. This sign shall warn persons not to use the elevator in the event of fire and direct them to use the stairway.
- (d) Where exit signs are not clearly visible from the elevator lobby, signs shall be installed to indicate the direction to stair and fire escape exits.
- (e) Emergency illumination shall be provided at the elevator lobby sign location.
- (f) A sign shall be posted on the room side of every hotel guest room indicating the relationship of that room to the exits and fire extinguishers, and giving basic information on what to do in the event of fire in the building.
- (g) "NOT AN EXIT" signs shall be installed at all doorways, passageways, or stairways which are not exits, exit accesses or exit discharges, and which may be mistaken for an exit. A sign indicating the use of the doorway,

1 passageway, or stairway, such as "to basement,"
2 "storeroom," or "linen closet," is permitted in lieu
3 of the "NOT AN EXIT" sign.

4 **Section 93.115. EMERGENCY PLAN.** Owners of high rise buildings
5 shall prepare an emergency operations plan in accordance with
6 Section 1807 of the Building Code. In addition to the
7 requirements of Section 1807 of the Building Code, the emergency
8 operations plan shall specify the duties during a fire emergency
9 of the building management and staff, the building fire safety
10 directors, the fire fighting unit and floor wardens as iden-
11 tified in Section 93.116.

12 **Section 93.116. BUILDING STAFF TRAINING.** Owners of high rise
13 buildings shall designate from existing staff a building fire
14 safety director, and a building fire fighting unit who shall be
15 responsible for the operation of the building fire protection
16 equipment and first aid firefighting. Owners of high rise
17 buildings and/or tenants employing over 100 persons shall
18 designate a floor warden for each floor to be responsible for
19 evacuating the people on their respective floor in emergencies.
20 The names and work locations of the director, the fire fighting
21 unit, and the floor wardens shall be maintained on a roster con-
22 tained in the building emergency operations plan.

23 **EXCEPTION:**

- 24 1. Residential condominiums and apartment occupancies not
25 employing staff.
- 26 2. Office and retail occupancies after normal business hours.

1 NOTE: In residential buildings employing staff, where the
2 staff is too small to appoint a floor warden for each floor,
3 wardens shall be appointed to the fire floor, the floor above,
4 and as many additional floors as possible. In buildings
5 where only one staff person is available, that person will be
6 the Fire Safety Director.

7 Section 93.117. FIRE DRILLS. The staff of high rise
8 buildings shall conduct, and the occupants thereof shall par-
9 ticipate in, fire drills on a regular basis at intervals not to
10 exceed 120 days in accordance with the building's emergency
11 operations plan.

12 EXCEPTION: Jail inmates, hospital patients, hotel guests
13 and occupants of apartment or residential condominium
14 units, unless such occupant is also a member of the high rise
15 building staff.

16 Section 93.118. FIRE SEPARATION. Any space larger than 1500
17 square feet shall be separated from building stair shafts, ele-
18 vator shafts and air handling shafts by non-combustible smoke
19 resistive separation (glass walls with wood stops are
20 acceptable), and equipped with smoke detectors connected to the
21 building fire alarm system.

22 EXCEPTION:

- 23 1. Spaces that are fully sprinklered.
- 24 2. Building lobbies or corridors which are equipped with
25 an approved smoke control system that includes shaft
26 pressurization and automatic smoke removal.
- 27 3. Building lobbies or corridors of any size that do not
28 contain combustible furnishings (other than carpet) or
commercial spaces, and have non-combustible interior
finish throughout.

1 **NOTE:** To qualify for this exception 3, all spaces
2 adjacent to the building lobby must be separated and
3 equipped with smoke detectors as outlined in this
4 section, and all doors leading into the lobby must
5 be self-closing or automatically closing upon
6 activation of the building fire alarm system.

- 7 4. Office areas above the main lobby, including open space
8 design areas.

9 **NOTE:** This exception does not apply to retail or
10 wholesale stores, display rooms, restaurants, cocktail
11 lounges and bars, banquet rooms, meeting rooms, storage
12 rooms, and spaces which because of unusual fuel load
13 or other conditions, pose an unusual hazard in the
14 opinion of the Chief.

- 15 5. Smoke detectors shall not be required in spaces which
16 are separated by one-hour construction, with openings
17 protected by one-hour self-closing doors.

18 Domestic water systems may be used to supply the sprinkler system
19 referred to in this section when approved by the Chief.

20 **Section 93.119. HAZARDS AND DESIGN FEATURES NOT SPECIFICALLY**
21 **IDENTIFIED.** Whenever the Chief shall find a condition in a high
22 rise building not specifically addressed in this Article, which
23 in his opinion makes fire escape or fire fighting unusually
24 difficult, he shall declare it to be a hazard, notify the owner
25 of such condition, and order its correction in a manner con-
26 sistent with these minimum safeguards.

1 Section 93.120. EXEMPT BUILDINGS. The Chief and the Director
2 of the Department of Construction and Land Use may exempt high
3 rise buildings that meet the requirements of Section 1807 of the
4 Building Code from complying with provisions of this Article.

5 Section 93.121. COMPLIANCE. All corrections that may be
6 necessary to provide the minimum fire safety requirements
7 established in this Article shall be completed by the owners as
8 follows:

9 (a) The Chief shall develop a procedure for surveying high rise
10 buildings to effect compliance with this Article. The
11 Chief shall send written and signed notices to the owners
12 of all noncomplying buildings. Within 120 days of the date
13 of notification by the Chief, the owner shall submit to the
14 Chief a concept design and firm schedule for complying with
15 the requirements of this Article.

16 (b) The Chief shall review the concept design and firm schedule
17 and respond in writing. The time schedule for compliance
18 shall be measured from the date of the Chief's response to
19 the concept design and firm schedule for each building, and
20 shall not exceed the time limits set forth in paragraph (c)
21 of this section.
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(c) The time limits for complying with the requirements of this article are as follows:

- 93.104 Exits.....3 years
- 93.105 Fire Escapes.....1 year
- 93.106 Dead-end Corridors.....2 years
- 93.107 Shaft Enclosures.....3 years
- 93.108 HVAC Shut-Down.....2 years
- 93.109 Fire Alarm System.....2 years
- 93.110 Unlocking of Doors.....2 years
- 93.111 Doors.....1 year
- 93.112 Elevator Recall.....3 years
- 93.113 Emergency Power.....3 years
- 93.114 Signing.....1 year
- 93.115 Emergency Plan.....4 years
- 93.116 Building Staff Training.....1½ years
- 93.117 Fire Drills.....1 year
- 93.118 Fire Separation.....3 years
- 93.119 Hazards.....3 years

All items must be completed on or before July 1, 1987.
except low income residential buildings must be complete by July 1, 1988

(d) Buildings will not be deemed to be in violation of this Article until the time limits set forth in subsection (c) above have expired.

Section 93.122. APPEALS - ARTICLE 93. For the purpose of considering appeals from decisions or actions pertaining to the administration and enforcement of Article 93 of this Code, the Fire Code Advisory Board created by Section 2.302 of this Code shall consist of one representative from each of the following

1 associations: The Association of General Contractors, The
2 Apartment Operators Association, The Building Owners and Managers
3 Association and The Seattle Hotel Association; ~~and an a private~~
4 ~~owner or representative of a non-profit group involved in of a~~
5 ~~low income residential hotel or building housing.~~ Such represen-
6 tatives and owner shall be appointed by the mayor for five year
7 non-renewable terms. Upon being advised by the Chief that an
8 appeal pertaining to Article 93 has been filed, the Chairperson
9 of such Board shall convene the following five persons to con-
10 sider the appeal:

- 11 (a) The Chairperson of such Board or his alternate.
- 12 (b) A registered architect who is also a member of such
13 Board.
- 14 (c) A registered engineer who is also a member of such
15 Board.
- 16 (d) A licensed general contractor.
- 17 (e) A building owner or member of the association whose type
18 of building is being considered in the appeal, ~~or an~~
19 ~~owner of a low income residential hotel or building,~~
20 ~~if such a building is being considered in the appeal.~~

21 The decision of such Board shall be in writing and signed by each
22 member of the Board. A copy shall be delivered to the Chief and
23 the appellant.

24 Section 93.123. LOW INCOME RESIDENTIAL BUILDINGS.

25 (a) This Article shall not apply until January 1, 1983 to
26 buildings in which:

- 27 (1) at least fifty percent of the dwelling or
28 housing units as defined in the Housing Code
(Seattle Municipal Code Ch. 22.204) are rented
to nontransient persons at a rent at or below
.9% of the current median income for all families

1 in the Seattle area as determined by the United
2 States Department of Housing and Urban Development;
3 and

4 (2) the average monthly rent for all dwelling or
5 housing units in the building does not exceed
6 1.4% of the Median Income Limit.

7 (b) For purposes of calculating the average monthly rent, a
8 room which is rented on a hostel-style basis to three or
9 more non-related persons shall be considered as one room
10 rented for \$200 per month.

11 (c) Monthly rent shall include all charges for shelter and
12 provision of items normally associated with such use,
13 but shall not include board, health care, telephone
14 charges and other such items.

15 (d) Within 30 days of the approval of this amendatory
16 ordinance the City Council shall appoint a special
17 committee to study methods of increasing fire safety
18 in high-rise low income residential buildings in an
19 effective manner at minimum cost. The purpose of the
20 study shall be to find ways to provide an acceptable
21 level of fire safety for such buildings without
22 requiring the closure or conversion of buildings,
23 displacing tenants.

24 The special committee shall have such membership as the City
25 Council shall determine, and shall include one representative
26 of the Fire Department, one owner of a low-income high-rise
27 building, one representative of a nonprofit group involved in
28 low-income housing, one representative from the Department of
 Community Development, one representative from the Department

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of Construction and Land Use and one fire safety expert not
a member of the Fire Department. Members of the special
committee shall serve without compensation.

The special committee shall make its recommendations to the
City Council not later than September 1, 1982.

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ORDINANCE 11221

AN ORDINANCE relating to the Seattle Fire Code; amending Section 22.606.140 of the Seattle Municipal Code (Ordinance 110299) to establish minimum fire and life safety requirements and compliance procedures for low income residential high rise buildings and to clarify certain provisions.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Effective January 1, 1983, Section 22.606.140 of the Seattle Municipal Code (Ordinance 110299) is amended as follows:

22.606.140 Seattle Fire Code - Article 93 added - Minimum standards for high rise buildings.

The Uniform Fire Code is amended by adding thereto a new Article 93, to read as follows:

Section 93.101. Purpose. The main purpose of this article is to improve the fire and life safety of existing high rise buildings that do not conform to current City codes

so that the health, safety and welfare of the general public is provided for and promoted. It is recognized that the application of present day fire protection techniques to some existing high rise buildings is difficult. For this reason, this article may permit the use of alternative methods and innovative approaches and techniques to achieve its purpose, when approved by the Chief and the building official.

Section 93.102. Scope. (a) This article shall apply to all high rise buildings in existence at the time of its adoption, as well as to all high rise buildings coming into existence after the adoption thereof.

(b) Where there is a conflict between an ordinance or code and the provisions of this article, this article shall govern unless the ordinance or code establishes more stringent fire and life safety requirements.

Section 93.103. Definitions. For the purpose of this Article, certain words shall be construed as specified in this section.

1. HIGH RISE BUILDING: Buildings having floors used for human occupancy located more than 75 feet above the lowest level of Fire Department vehicle access.

2. LOW INCOME RESIDENTIAL HIGH RISE BUILDING. A high rise building in which:

A. At least fifty percent of the dwelling or housing units as defined in the Housing Code (Seattle Municipal Code Ch. 22.304) are rented to nontransient persons at a rent at or below 8.9% of the current median annual income for all families in the Seattle area as determined by the United States Department of Housing and Urban Development; and

B. The average monthly rent for all dwelling or housing units in the building does not exceed 1.4% of the current median annual income as described in subsection A above.

For purposes of calculating the average monthly rent, a room which is rented on a hostel-style basis to three or more unrelated persons shall be considered as one room rented for \$200.00 per month.

Monthly rent shall include all charges for shelter and provisions of items normally associated with such use, but shall not include board, health care, telephone charges and other such items.

((3-))3. CENTRAL STATION: A fire alarm reporting service listed by the Underwriters Laboratories or authorized by the Chief to report alarms to the Seattle Fire Department Alarm Center. In lieu of connection to a central station listed by Underwriters Laboratories, the Chief ((shatt)) may approve building staff monitoring of a fire alarm annunciator panel where:

A. Such staff is properly trained to monitor the annunciator panel and report alarm signals to the Fire Department Alarm Center via the 311 system.

B. One or more building staff is on duty 24 hours a day and remains in the direct vicinity of the annunciator panel, e.g., a hotel desk clerk where the panel is behind the registration desk.

E. Staff persons in low income residential high rise buildings whose primary duty requires them to be at the front desk are available.

((3-))4. FLOOR USED FOR HUMAN OCCUPANCY: A floor designed and intended for occupancy by one or more persons for any part of a day, including a roof garden and an active storage area. An area that is permanently unoccupied or is occupied for the service of building equipment only is not included in this definition.

((4-))5. DEAD-END CORRIDOR: A corridor which permits only one direction of travel from a unit or normally occupied room door to an exit, or which intersects an exit corridor on one end and does not provide an exit path on the other end. A corridor which has fire escapes directly accessible from it is not a dead-end corridor.

Section 93.104. Exits. All exits in high rise buildings shall be illuminated as required in Section 3312 of the Building Code and enclosed with a minimum of one-hour fire resistive construction. Every high rise building shall have at least one such exit. Where existing exterior fire escapes are used for additional exits, they shall be tested and identified as required in Section 93.105. Where a high rise building has a single enclosed exit, the enclosure shall be continued to the exterior of the building and the exit shall be smoke-proof by natural ventilation in accordance with Section 3309(g) of the Building Code, or shall be mechanically pressurized with fresh air to 0.15 inches water column and shall have a concurrent 2500 cubic feet per minute (CFM) exhaust to atmosphere in an emergency, in accordance with the provisions of the Building Code.

EXCEPTION: Pressurization may be omitted where the building is fully sprinklered, all corridor openings are self-closing, all occupied areas have access to a second means of egress or a fire escape, and the omission is approved by the Chief.

A single stair may exit through a building lobby where the lobby is of non-combustible construction, does not contain combustible furnishings, and is separated from the rest of the building by one-hour construction. Wire-glass protected by sprinklers on both sides may be accepted as one-hour construction. Where the lobby contains no combustible materials, wire-glass need only be protected by sprinklers on the side opposite the lobby.

Section 93.105. Fire Escapes. Exterior fire escapes shall be accessible and structurally safe at all times. Owners of high rise buildings shall load test fire escapes at least once every five years with a weight of not less than 100 lb/sq. foot. The results of such a load test shall be submitted in writing to the Chief. In lieu of such a test, the Chief may accept the opinion of a structural engineer licensed by the State of Washington describing his inspection and/or tests and stating that the fire escape is structurally

safe and will support a load of 100 lb/sq. foot. There shall be signs approved by the Chief clearly identifying the route of access to the fire escape from every public corridor. Fire escapes which are not maintained in a structurally safe condition and are not otherwise required by the provisions of the Fire Code shall be removed.

Locked doors or windows are prohibited between public corridors and fire escapes.

EXCEPTION: Where all of the following criteria are met and approved by the Chief;

1. An identified tool or device for opening the locked door or window is permanently affixed in close proximity to the locked point.
2. The area around the locked door or window is served by emergency illumination.
3. Clearly understandable directions indicating the use of the tool and the route to the fire escape are posted at the locked door or window.

Section 93.106. Dead-end Corridors. Dead-end corridors are limited to 75 feet in length in office occupancies and 30 feet in length in all other occupancies. Where such limits are exceeded, automatic sprinkler protection meeting the requirements of the Fire Code and the Building Code shall be provided for the entire dead-end corridor, with one head on the room side of each door opening onto the corridor. Domestic water systems may be used to supply such sprinklers when approved by the Chief.

EXCEPTIONS:

1. In high rise buildings, inactive doors leading from the dead-end corridor into spaces which are not in normal use may be covered with 5/8" type x gypsum board or its equivalent, in lieu of installing a sprinkler head over the door or smoke detector in the room.
2. In office occupancies, sprinkler heads on the room side of each door opening onto the corridor need not be installed.
3. In residential buildings, where corridors and each guest room are equipped with electrically supervised smoke detectors connected to the building fire alarm system, sprinkler heads, or any combination thereof. Where smoke detectors are used in rooms in lieu of sprinklers, doors must be rated at 20 minutes and must be self-closing.
4. In office occupancies, sprinkler systems are not required in a dead-end corridor where the corridor is equipped with smoke detectors and each room opening onto the corridor is equipped with at least one smoke detector. Such detector shall be electrically supervised and connected to the building fire alarm system.
5. Where there is a fire escape not directly accessible from the corridor, and the exit route is protected by electrically supervised smoke detection.
6. Corridors within residential units are exempt.
7. Corridors within private offices may have corridor only smoke detection connected to the building alarm system.

Section 93.107. Shaft Enclosures. All openings which connect three or more floors shall be enclosed with a minimum of one-hour fire resistive construction.

EXCEPTION: Openings complying with Section 1786(b) of the Building Code.

Section 93.108. Heating, Ventilation and Air Conditioning System (HVAC) Shutdown. Air moving systems that serve more than the floor on which they are located shall automatically shut down on any high rise building fire alarm, or shall be provided with a manual shutdown switch located at the fire alarm panel in the main building lobby.

EXCEPTION: Air moving systems of:

1. Less than 2000 CFM.
2. Exhaust only systems of less than 15,000 CFM, such as toilet, range hood, kitchen, fume hood, etc.
3. HVAC systems of less than 15,000 CFM with automatic shut down on smoke detectors in the area served, which are connected to the building fire alarm system.
4. Life safety pressurization systems as provided in the Building Code.
5. Buildings with approved automatic smoke control pursuant to Sections 1807(g) or 3308(a) of the Building Code.

Section 93.109. Fire Alarm and Detection Systems. Every high rise building, except a residential occupancy with a system installed under Ordinance 106107, as now or hereafter amended, shall have an electrically supervised fire alarm and detection system approved by the Chief, as follows:

1. A Manual pull station shall be located at every floor exit door, except in office occupancies.
2. There shall be electrically supervised automatic smoke detection in elevator landings, public corridors, and on the corridor or floor side of each exit stairway.

EXCEPTION: Where a corridor is sprinklered, smoke detectors may be omitted from the corridor.

3. There shall be electrically supervised automatic smoke detectors within 50 feet of building perimeter walls and at standard spacing (approximately 30 feet) to the center of the floor.

EXCEPTIONS:

- A. Interior of residential units.
- B. Sprinklered floors.
- C. Parking garages.
- D. Building Mechanical Spaces.
- E. Any space above the top occupied floor.

4. There shall be electrically supervised automatic heat or smoke detection in unsprinklered rooms used for storage, shops, handicraft, janitor, trash and similar purposes where the fuel load may be significantly higher than the average floor fuel load.

EXCEPTIONS:

- A. Sprinklered rooms.
- B. Rooms under 10 square feet opening onto exit corridors.

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ORDINANCE 11321--(Continued from Page 11)

- C. Rooms under 100 square feet not opening onto exit corridors.
- D. Rooms within residential units.
- E. Rooms where the storage is in closed metal containers.
- F. Rooms other than those opening onto a corridor and within 30 (±) feet of an electrically supervised automatic smoke detector.
5. Alarm systems shall have audible devices producing a slow "whoop" sound audible at 15 dba above ambient sound levels with a minimum of 60 dba throughout residential occupancies, and 10 dba above ambient sound levels with a minimum of 55 dba throughout other occupancies, and shall have a microphone capable of making voice announcements simultaneously to all floors.
6. Fire alarm systems shall be zoned per floor.
7. There shall be an annunciator panel in the main lobby of a high rise building or in such other areas approved by the Chief as an emergency control center.
8. The alarm shall sound at a minimum on the floor where the fire is occurring and the floor above, and the alarm system shall be capable of sounding a general alarm throughout the high rise building. The alarm system shall be designed so that a general alarm may be activated from two separate locations.
9. Where an automatic sprinkler system has been installed for fire protection, the water flow alarm shall be connected to the building fire alarm.
EXCEPTION: Where automatic smoke detectors are installed in the area and zoned, a single water flow alarm may be used.
10. The alarm system for the high rise building shall be monitored by a central station, or other such means approved by the Chief.
11. The alarm systems shall be electrically supervised and have battery emergency power sufficient to operate for a period of 24 hours and sound the alarm for 10 minutes at the end of that period.
12. For purposes of this section, wiring for fire alarm and fire detection systems may be installed in elevator shafts, provided that:
 - A. Such wiring shall not interfere with the safe operation of the elevator.
 - B. Such wiring shall be enclosed within metal conduit and all junction boxes shall be located outside the shaft.
 - C. All wiring work shall be done under applicable permit obtained from the Department of Construction and Land Use.

Section 93.118. Unlocking of doors. (a) Stairway doors, including the doors between any stairway and the roof, shall not have locks or shall unlock automatically whenever a fire alarm is activated in the high rise building. Such locks shall unlock automatically when power is off (fail safe). Where the only locked door in a stair shaft is the one that leads to the roof, it may be locked by panic hardware or approved alarm lock paddle bars.

(b) Section 12.114 of the Fire Code also applies, and is restated as follows:

*Section 12.114. Egress from stairways.

Enclosed stairways serving more than six (6) floors shall have two means of egress from the stairway. Enclosed stairways serving ten (10) or more floors shall have re-entry into the building at approximately 5-story intervals. Re-entry signs shall be posted in the stair.

*EXCEPTION:

1. Jails
2. Where telephones connected to a 24-hour manned location are provided in the stairway in each 5-floor increment that does not have a means of egress.
3. Where any door serving as an entrance to the stair does not automatically lock behind a person entering the stair.
4. Where alternate means of alerting building management to persons trapped in a stairwell are approved by the building official.*

Section 93.111. Doors. All exit doors in the path of exit travel shall be self-closing or automatic closing in accordance with Section 4306(b)2 of the Building Code. Doors held open by fusible links, and sliding or vertical doors are prohibited in exit ways. Stairway doors shall be self-latching.

Section 93.112. Elevator Recall. A fire alarm originating on a floor other than the main lobby floor shall cause all elevators to be returned to the main floor in accordance with Section 5113(d) of the Building Code. Whenever new elevator controllers are installed, they shall meet all provisions of the then current Building and Elevator Codes. Newly installed controllers shall have the capability of selecting alternate recall floors.

EXCEPTION: Freight elevators with manually operated doors.

Section 93.113. Emergency Power. High rise buildings not meeting the Building Code in effect at the time of the adoption of this article shall have, as a minimum, emergency power as follows:

1. Stairway pressurization emergency power shall be provided by an on-site diesel engine generator set. Such power shall start automatically on fire alarm and the generator set shall have a two-hour fuel supply.
2. Exit signs and pathway illumination shall have emergency power by trickle charged storage batteries. Such batteries shall have a capacity to provide required illumination for 90 minutes.
3. Fire alarm emergency power shall be provided as required in Section 93.109.

Section 93.114. Signing.

(a) All signs in this section shall be approved by the Chief and have graphic symbols where possible. In

hotels, signs must have graphic symbols. Sign lettering shall follow Appendix B of the Fire Code.

(b) Signing shall be provided on the stairway side of every stair door indicating the number of the stair, the floor that the door serves, the high rise building re-entry points, and stair termination.

(c) A sign shall be posted in every elevator lobby above each call switch noting that the elevators will be recalled to the building lobby on fire alarm. This sign shall warn persons not to use the elevator in the event of fire.

(d) Where exit signs are not clearly visible from the elevator lobby, signs shall be installed to indicate the direction to stair and fire escape exits.

(e) Emergency illumination shall be provided at the elevator lobby sign location.

(f) A sign shall be posted on the room side of every hotel guest room indicating the relationship of that room to the exits and fire extinguishers, and giving basic information on what to do in the event of fire in the building.

(g) "NOT AN EXIT" signs shall be installed at all doorways, passageway, or stairways which are not exits, exit accesses or exit discharges, and which may be mistaken for an exit. A sign indicating the use of the doorway, passageway, or stairway, such as "to basement," "storeroom," or "linen closet," is permitted in lieu of the "NOT AN EXIT" sign.

Section 93.115. Emergency Plan. Owners of high rise buildings shall prepare an emergency operations plan in accordance with Section 1807 of the Building Code. In addition to the requirements of Section 1807 of the Building Code, the emergency operations plan shall specify the duties, during a fire emergency, of the building management and staff, the building fire safety directors, the fire fighting unit and floor wardens as identified in Section 93.116.

Section 93.116. Building Staff Training. Owners of high rise buildings shall designate from existing staff a building fire safety director, and a building fire fighting unit who shall be responsible for the operation of the building fire protection equipment and first aid firefighting. Owners of high rise buildings and/or tenants employing over 100 persons shall designate a floor warden for each floor to be responsible for evacuating the people on their respective floor in emergencies. The names and work locations of the director, the fire fighting unit, and the floor wardens shall be maintained on a roster contained in the building emergency operations plan.

EXCEPTION:

1. Residential condominiums and apartment occupancies not employing staff.
2. Office and retail occupancies after normal business hours.

NOTE: In residential buildings employing staff, where the staff is too small to appoint a floor warden for each floor, wardens shall be appointed to the fire floor, the floor above, and as many additional floors as possible.

In buildings where only one staff person is on duty that person shall be the building fire safety director.

Section 93.117. Fire Drills. The staff of high rise buildings shall conduct, and the occupants thereof shall participate in, fire drills on a regular basis at intervals not to exceed 120 days in accordance with the building's emergency operations plan.

EXCEPTION: Jail inmates, hospital patients, hotel guests and occupants of apartment or residential condominium units, unless such occupant is also a member of the high rise building staff.

Section 93.118. Fire Separation. Any space larger than 1500 square feet shall be separated from building stair shafts, elevator shafts and air handling shafts by noncombustible smoke resistive separation (glass walls with wood stops are acceptable), and equipped with smoke detectors connected to the building fire alarm system.

EXCEPTIONS:

1. Spaces that are fully sprinklered.
2. Building lobbies or corridors which are equipped with an approved smoke control system that includes shaft pressurization and automatic smoke removal.
3. Building lobbies or corridors of any size that do not contain combustible furnishings (other than carpet) or commercial spaces, and have noncombustible

Interior finish throughout.

NOTE: To Qualify...

equipped with smoke detectors as outlined in this section, and all doors leading into the lobby must be self closing or automatically closing upon activation of the building fire alarm system.

- Office areas above the main lobby, including open space design areas.

NOTE: This exception does not apply to retail or wholesale stores, display rooms, restaurants, cocktail lounges and bars, banquet rooms, meeting rooms, storage rooms, and spaces which because of unusual fuel load or other conditions, pose an unusual hazard in the opinion of the Chief.

- Smoke detectors shall not be required in spaces which are separated by one-hour construction, with openings protected by one-hour self closing doors.

Domestic water systems may be used to supply the sprinkler system referred to in this section when approved by the Chief.

Section 93.119. Hazards and Design Features Not Specifically Identified. Whenever the Chief shall find a condition in a high rise building not specifically addressed in this Article, which in his opinion makes fire escape or fire-fighting unusually difficult, he shall declare it to be a hazard, notify the owner of such condition, and order its correction in a manner consistent with these minimum safeguards.

Section 93.120. Exempt Buildings. The Chief and the Director of the Department of Construction and Land Use may exempt high rise buildings that meet the requirements of

Section 1807 of the Building Code from complying with provisions of this Article.

Section 93.121. Compliance. All corrections that may be necessary to provide the minimum fire safety requirements established in this Article shall be completed by the owners as follows:

- The Chief shall develop a procedure for surveying high rise buildings to effect compliance with this Article. The Chief shall send written and signed notices to the owners of all non-complying buildings. Within 120 days of the date of notification by the Chief, the owner shall submit to the Chief a concept design and firm schedule for complying with the requirements of this Article.
- The Chief shall review the concept design and firm schedule and respond in writing. The time schedule for compliance shall be measured from the date of the Chief's response to the concept design and firm schedule for each building, and shall not exceed the time limits set forth in paragraph (c) of this section.
- The time limits for complying with the requirements of this Article are as follows:

93.104 Exits.....	3 years
93.105 Fire Escapes.....	1 year
93.106 Dead-end Corridors.....	2 years
93.107 Shaft Enclosures.....	3 years
93.108 HVAC Shut Down.....	2 years
93.109 Fire Alarm System.....	2 years
93.110 Unlocking of Doors.....	2 years
93.111 Doors.....	1 year
92.112 Elevator Recall.....	3 years
93.113 Emergency Power.....	3 years
93.114 Signage.....	1 year
93.115 Emergency Plan.....	4 years
93.116 Building Staff Training.....	1 1/2 years
93.117 Fire Drills.....	1 year
93.118 Fire Separation.....	3 years
93.119 Hazards.....	3 years

All items in low income residential high rise buildings must be completed on or before July 1, 1988. All items in all other high rise buildings must be completed on or before July 1, 1987.

- Buildings will not be deemed to be in violation of this Article until the time limits set forth in subsection (c) above have expired.

Section 93.122. Appeals - Article 93. For the purpose of considering appeals from decisions or actions pertaining to the administration and enforcement of Article 93 of this Code, the Fire Code Advisory Board created by Section 2.302 of this Code shall consist of one representative from each of the following associations: The Association of General Contractors, The Apartment Operators Association, The Building Owners and Managers Association and The Seattle Hotel Association; and ((as)) a private owner ((of a low income residential hotel or building)) or a representative of a nonprofit group involved in low income housing. Such representatives and owner shall be appointed by the mayor for five year non-renewable terms. Upon being advised by the Chief that an appeal pertaining to Article 93 has been filed, the Chairperson of such Board shall convene the following five persons to consider the appeal:

- The Chairperson of such Board or his alternate.
- A registered architect who is also a member of such Board.
- A registered engineer who is also a member of such Board.
- A licensed general contractor.
- A building owner member of the association whose type of building is being considered in the appeal((; or an owner of a low income residential hotel or building, if such a building is being considered in the appeal)).

The decision of such Board shall be in writing and signed by each member of the Board. A copy shall be delivered to the Chief and the appellant.

((Section 93.123. Low Income Residential Buildings

(a) This Article shall not apply until January 1, 1983 to buildings in which

- at least fifty percent of the dwelling or housing units as defined in the Housing Code (Seattle Municipal Code Ch. 22.504) are rented to nontransient persons at a rate of or below .94 of the current median income for all families in the Seattle area as determined by the United States Department of Housing and Urban Development; and

- the average monthly rent for all dwelling or housing units in the building does not exceed 1.43 of the Median Income limit.

- For purposes of calculating the average monthly rent, a room which is rented on a hostel-style basis to three or more nonrelated persons shall be considered as one room rented for \$200 per month.

- Monthly rent shall include all charges for shelter and provision of items normally associated with such use, but shall not include board, health care, telephone charges and other such items.

- Within 30 days of the approval of this mandatory ordinance the City Council shall appoint a special committee to study methods of increasing fire safety in high rise low income residential buildings in an effective manner at minimum cost. The purpose of the study shall be to find ways to provide an acceptable level of fire safety for such buildings without requiring the closure or conversion of buildings, displacing tenants.

The special committee shall have such membership as the City Council shall determine, and shall include one representative of the Fire Department, one owner of a low income high rise building, one representative of a nonprofit group involved in low income housing, one representative from the Department of Community Development, one representative from the Department of Construction and Land Use and one fire safety expert not a member of the Fire Department. Members of the special committee shall serve without compensation.

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~~The special committee shall make its recommendations to the City Council not later than September 1, 1983.~~

Section. 2. 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 18th day of July, 1983, and signed by me in open session in authentication of its passage this 18th day of July, 1983. *Spurdell Adams*
President of the City Council.

Approved by me this 20th day of July, 1983. *Charles R. Koper*
Mayor.

Filed by me this 22nd day of July, 1983. *Tim Hill*
Attest: City Controller and City Clerk.

(SEAL)

By: *Thomas Dunbar*
Deputy Clerk.

Publication ordered by TIM HILL, Controller and City Clerk.
Date of official publication in Daily Journal of Commerce, Seattle, August 1, 1983. (C-485)

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

..... Ordinance No. 111221

was published on August 2, 1983

.....

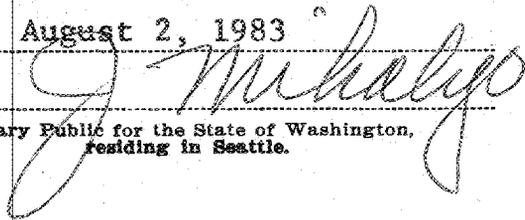
.....

Subscribed and sworn to before me on

August 2, 1983

.....

Notary Public for the State of Washington,
residing in Seattle.



File/B111: C.B. 103362

PLEASE PRINT

PAGE 1

ROSTER OF SPEAKERS FOR PUBLIC HEARING

NAME	POSITION	ORGANIZATION	ADDRESS	ZIP	PHONE
Charles Handley	Exec Director	Wash Area Assoc of Appt			
John Nugent	St Pres	" " "			
BILL CLOS	OWNER CALHOUN HSG	REP. LOW INCOME RES. HI-RISE ON WEST Highway of "exposed streets"			
Deborah [unclear]	[unclear]	Community Council - Reg. of DTMINISTERS			
Dr. Robert [unclear]	[unclear]	First Baptist Church			
Wm W [unclear]	[unclear]	First Baptist Church			
Brian Rubin	owner	First Baptist Church			
Edward [unclear]	[unclear]	First Baptist Church			
David Bloom	Assoc. Dir	Church Council	9759 15th NE	98122	525-1213
Shannon Powers	Board member	YWCA	118 Fifth Ave	98101	447-4851
Rita Ryder	Exec Direct	"	"	"	"
CAROLYN DALLINGER	President	"	"	"	"
Elizabeth [unclear]	Resident	ST Regis Hotel	116 Stewart	98101	626-6366
MIM OESTERLE	SUPERVISOR ASSOC. EXEC. OPERATIONS	CENTRAL SEATTLE SHORE SERVICES	1715 E. Cherry	98121	324-2013
VED SLATER	Chairman	YMCA	909 4th Ave	98104	382-5005
Phil Shride	Residence	YMCA	"	"	382-5000
CHARLOTTE STONE	SR CITIZEN	YWCA	118 5th Ave		RM 934 342-9490
Ed [unclear]	Board member	Development Center	4200 [unclear] 310	98121	624-6663

