

CITY COUNCIL REGULAR SESSION

Ordinance amending Ordinance 6292 and Chapter 23.11 of the City of Bellevue Fire Code; repealing and replacing sections 23.11.113 and 23.11.510; repealing section 23.11.917; adding new sections 23.11.607.9 and 23.11.919; providing for severability; and establishing an effective date.

Jerome Hagen, Fire Chief, 452-6895

Kevin Carolan, Acting Fire Marshal, 452-7832

Fire Department

Chad Barnes, Assistant City Attorney, 452-2061

City Attorney's Office

EXECUTIVE SUMMARY

During discussion at the September 21 Study Session, Council raised a concern related to the proposed code update ordinance amending Chapter 23.11 BCC, with certain City of Bellevue technical and administrative amendments.

Affordable Housing Exemptions from the Fire Inspection Fee

For the purpose of considering this exemption, staff recommend that this policy decision be included in the 2021/22 budget conversation, and any changes be accomplished with the budget adoption.

RECOMMENDATION

Move to adopt Ordinance No. 6534

BACKGROUND/ANALYSIS

The set of six code update Ordinances would become effective in two phases due to different mandatory dates required by different state laws and state agencies. Phase 1 includes two Ordinances that are proposed for an effective date of October 29, 2020, and phase 2 includes four Ordinances proposed for an effective date of February 1, 2021.

Several Fire Code changes are proposed for October 29, 2020 implementation, which include administrative provisions and technical amendments related to the firefighter air replenishment systems (FARS), elevator maintenance and in-building radio systems. Administrative and technical provisions of the Fire Code proposed for adoption October 29, 2020 are needed to: make minor fee adjustments; provide a level of certainty for developers and align with Fire Department operational needs for FARS; provide the Fire Department with tools to ensure operational elevators; and modify in-building radio system requirements that were developed with the intention of ensuring consistent requirements throughout King County and providing building owners with lower cost options for ongoing testing.

In addition to this response, Council should note that one minor amendment has been made to fire code section 919.13.7 which differs from the September 21 draft ordinance, where the term "dry nitrogen" has been corrected to indicate "argon" as the appropriate gas to be used.

The complete list of proposed ordinances is indicated below:

Ordinance No.	Effective Date:	Code:	BCC Chapter:
6533	10/29/20	Building & Electrical (FARS and NEC)	23.10 & 23.30
6534	10/29/20	Fire (fees, radio system, elevators, FARS)	23.11
6531	02/01/21	Construction	23.05, 23.10, 23.12, 23.13, 23.16, 23.50, 23.60, & 23.85
6532	02/01/21	Fire Code	23.11
6536	02/01/21	Abatement of Dangerous Buildings Code	23.20
6535	02/01/21	Uniform Housing Code	23.22

POLICY & FISCAL IMPACTS

Policy Impact

The proposed elevator maintenance provisions provide a balance for elevator dependent occupants and building owners, particularly when the building is served by a single elevator. There are currently few immediate remedies available short of ordering the building vacated.

Fiscal Impact

There is a minor fiscal impact resulting from the amendments to the City's Construction Codes to address staff training and the update of public information, which is anticipated to be fully absorbed under the existing budget. There are not additional requirements or programs imposed by this code change requiring additional staff or budget resources.

OPTIONS

1. Adopt the Ordinance amending Ordinance 6292 and Chapter 23.11 of the City of Bellevue Fire Code; repealing and replacing sections 23.11.113 and 23.11.510; repealing section 23.11.917; adding new sections 23.11.607.9 and 23.11.919; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Ordinance No. 6534

AVAILABLE IN COUNCIL LIBRARY

N/A