

CITY OF GIG HARBOR

ORDINANCE NO. 632

AN ORDINANCE relating to the Uniform Building & Uniform Fire Codes; requiring the installation of automatic fire sprinkler systems and fire alarm systems in existing multi-family buildings, hotels and motels; and amending Chapters 3.4 and 15.12 of the Official Code of the City of Gig Harbor by adding thereto new sections, to be known and designated as Sections 15.12.024, 15.12.026 and Sub-Section 3.040.010 (S).

The City Council of the City of Gig Harbor, Washington DO
ORDAIN as follows:

Section 1. That Chapter 15.12 of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.12.024, reading as follows:

15.12.024 AUTOMATIC FIRE SPRINKLER SYSTEMS

- A. Policy and Purpose. The City Council finds that automatic fire sprinkler systems are now technologically and economically viable and can help to reduce the loss of life and property due to fire, and are therefore reasonably necessary in order to protect the public health, safety and welfare.
- B. An automatic sprinkler system shall be installed as required in every existing building classified as a Group R, Division 1 occupancy which exceeds 5,000 square feet or exceeds two (2) stories in height or which contains five (5) or more units, and in every existing hotel and motel which contains six (6) or more guest rooms.
 - 1. For purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories.
 - 2. For the purposes of this section, area separation walls shall not define separate buildings.

Residential or quick-response standard sprinkler heads shall be used in dwelling unit and guest room portions of the building. The automatic fire sprinkler system may be installed in accordance with the requirements of Uniform Building Code Standard 38-3 for all existing buildings housing Group R, Division 1 occupancies, which are four or less stories in height. In buildings housing Group R, Division 1 occupancies over four stories in height, the sprinkler system shall be installed in accordance with the requirements of Uniform Building Code Standard 38-1. Uniform Building Code Standard 38-3 system to be installed in buildings with a height to highest humanly-occupied floor less than seventy-five feet above lowest Fire Department access.

C. Sprinkler Installation Requirements.

1. Automatic sprinklers in all hotels and motels shall be installed, tested and approved within five years of the effective date of this section.
2. An automatic sprinkler system, in accordance with this ordinance, shall be required to be installed immediately whenever:
 - a. A building classified as a Group R, Division 1 (as defined in Section B) occupancy is being substantially remodeled or renovated; or
 - b. A building classified as a Group R, Division 1 occupancy incurs a fire with substantial damage.
3. In the event there is a conflict between any provisions of this ordinance and the provisions of this ordinance and the provisions of the last adopted I.C.B.O. Uniform Building Code or the Uniform Fire Code, the more restrictive (greatest protection) provisions shall apply.

Section 2. That Chapter 15.12 of the City Code of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.12.026, reading as follows:

15.12.026 FIRE ALARM SYSTEMS

- A. Each existing dwelling unit or guest room shall be provided with approved smoke detectors. A smoke detector shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. Additional detectors shall be centrally located on the ceiling of the main room and sleeping rooms. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located in accordance with approved manufacturer's instructions and in conformance with the Uniform Building Code Standards. When actuated, the detector shall provide an alarm in the dwelling unit or guest room.
- B. Power Source. Smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery back-up. Wiring shall be permanent without a disconnecting switch other than those required for over-current protection. Building owners or their agents shall identify whose smoke detectors which are not wired to the primary building wiring, and shall install new smoke detectors with complying wiring within two years of the effective date of this section. Notification of compliance shall be sent to the Gig Harbor Building Official/Fire Marshal.

Section 3. That Chapter 3.4 of the City Code of the City of Gig Harbor is hereby amended by the addition thereto of a new sub-section, to be known and designated as Sub-Section 3.40.010 (S), reading as follows:

3.40.010 (S) RADON TESTING

S. Radon Testing. The applicant for a building permit to construct a new single family or multi-family building within the City of Gig Harbor shall pay fifteen dollars (\$15.00) for each living unit to cover the cost of supplying the owner of each new living unit a three-month etched track radon measuring device in accordance with a new section to chapter 19.27 RCW.

Section 4. Severability Clause. If any section or provision of this Ordinance or the State Building Code or its application to any person or circumstance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Whenever any conflict occurs between any section of this Ordinance and the Code referred to in this Ordinance, the Code shall prevail.


Section 6. This Ordinance shall take effect and be in full force on the first day of July, 1992.

PASSED by the Gig Harbor City Council and approved by its Mayor at a regular meeting of the council held on the 27th day of July, 1992.



Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen
City Administrator/Clerk

Filed with city clerk: 7/22/92
Passed by city council: 7/27/92
Date published: 8/5/92
Date effective: 9/1/92

ORDINANCE NO. 633

AN ORDINANCE of the City Council of the City of Gig Harbor, Washington authorizing the issuance and sale of subordinate lien water and sewer revenue bond anticipation notes for the purpose of interim financing the improvements within utility local improvement district no. 3 of the city in the aggregate principal amount of \$1,800,000; providing the form, terms and maturity of said notes; creating a special fund for the payment of said notes; and accepting the offer of Dain Bosworth Incorporated to purchase said notes.

PASSED: August 10, 1992

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TABLE OF CONTENTS

	Page
Section 1. Definitions	2
Section 2. Authorization of Project	7
Section 3. Authorization of Bonds	9
Section 4. Authorization of Notes	9
Section 5. Place and Medium of Payment	13
Section 6. Prior Redemption	15
Section 7. Note Fund--Security and Sources of Payment of Notes	19
Section 8. Execution and Delivery of Notes	19
Section 9. Sale of the Notes	20
Section 10. Application of Note Proceeds	21
Section 11. Defeasance	22
Section 12. Lost, Destroyed or Mutilated Notes	22
Section 13. Representations and Warranties	23
Section 14. Priority of Payments from Revenue Fund	24
Section 15. Covenants of the City	25
Section 16. Future Parity Bonds and Bonds or Short- Term Obligations Junior to Notes	29
Section 17. Due Regard for Costs of Operation and Maintenance	29
Section 18. Form of Notes and Certificate of Authentication	29
Section 19. Tax Designation	34
Section 20. General Authorization	34

Section 21.	Effect of Partial Invalidity	34
Section 22.	Effect of Covenants, Etc	35
Section 23.	Ordinance to Constitute Contract	35
Section 24.	Effective Date	36

* This Table of Contents and the Cover Page are not a part of the following ordinance and are included only for the convenience of the reader.