

***Local Government & Housing
Committee***

HB 1434

Brief Description: *Requiring sprinklers to be installed in multifamily apartment buildings.*

Sponsors: *Representatives Cooper, Simpson, Lovick, Wood, Linville, Ruderman, McDermott, O'Brien, Murray, Dunshee, Conway and Keiser.*

Brief Summary of Bill

- *Requires the installation of an automatic fire sprinkler system in all hotels, apartment houses, and congregate residences that contain five or more units, that is constructed after December 1, 2001, and is less than three stories in height or contains less than 16 dwelling units.*
- *Modifies the definition of multifamily residential building increasing the number of units in the building from four or fewer to five or fewer.*
- *Requires that State Building Code Council to adopt rules regarding the installation of an automatic fire sprinkler system by December 1, 2001.*

Hearing Date: *2/21/01*

Staff: *Kenny Pittman (786-7392).*

Background:

The state building code consists of a series of uniform codes and standards that regulate the construction, reconstruction, and rehabilitation of residential, commercial, and industrial buildings and structures. The current state building code requires the installation of an automatic sprinkler system in all newly constructed hotels, apartment houses, and congregate residences (Group R, Division 1 occupancies) that meet certain height or occupancy thresholds. The thresholds are as follows (1) hotels “three or more stories in height or containing 20 or more guest room; (2) apartment houses “three or more stories in height or containing 16 or more dwelling units; (3) congregate residences “

three or more stories in height or having an occupant load of 20 or more.

The state building code defines a multifamily residential building as a residential building that contains four or fewer units, which do not exceed two stories in height, that are less than five thousand square feet in area, and that has a one hour fire-resistive occupancy separation between units. Any amendment to the state building code, proposed by a county or city, regarding construction standards that affect a multifamily residential building must be reviewed and either approved or denied by the State Building Code Council.

Summary of Bill:

The State Building Code Council must adopt rules that require the installation of automatic sprinkler systems in any building classified as a Group R, Division 1 occupancy (hotel, apartment houses, and congregate residence) and that contains five or more units, that is constructed after December 1, 2001, and is less than three stories in height or contains less than 16 dwelling units.

The number of units in the definition of a multifamily residential building is increased from four or fewer units to five or fewer units. An automatic sprinkler system means an approved system of devices and equipment that automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of the fire.

Appropriation: *None.*

Fiscal Note: *Requested on February 15, 2001.*

Effective Date: *Ninety days after adjournment of session in which bill is passed.*