



City Council Workshop Agenda

March 25, 2025 at 6:30 PM

City Hall Council Chambers - 210 W 6th Ave and Virtual

The packet was revised on 3/24/2025 to include the presentation for Item 1,
Nuisance Fire Alarm Discussion.

The City of Kennewick broadcasts Council meetings on the City's website at
<https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

Written public comment is accepted pursuant to KMC 2.04.047.

1. Nuisance Fire Alarm Discussion

Council Agenda Coversheet 	Item Number: 1. Item Type: Presentation Subject: Nuisance Fire Alarm Discussion Department: Fire Department	Date: 3/25/2025 Category: Info Only
Summary In collaboration with the City Attorney’s Office, the Kennewick Fire Department is proposing an amendment be made to the Kennewick Municipal Code (KMC) that would categorize frequently recurring commercial fire alarm system activations as a nuisance under KMC Chapter 9.48. The purpose of requiring fire alarm systems to be installed in commercial buildings is to provide the fire department with early notification of fire events, which consequently, ensures the highest probability of saving lives and property. Fire alarm systems that are not properly used or maintained create a number of problems including, but not limited to: • Unnecessary responses by the fire department that prevent fire department resources from providing timely response to other critical emergencies, and • Complacency of building occupants who become used to recurring, false-alarm fire system activations. The Kennewick Fire Department’s objective for recommending Council approve this change to the KMC is to reduce unnecessary responses to recurring commercial building fire alarm system activations, with the overarching goal of protecting our community by encouraging business owners to properly maintain their fire alarm systems. We believe this change will also help to our city’s resources continue to be used as efficiently and effectively as possible. If the Council approves this change to the KMC, the fire department has developed a process to deal with recurring, nuisance commercial fire alarms that includes the following: • The owner of the building will be notified in writing, and an attempt will be made to notify the owner either by phone or in person, as well. • Educational information regarding the corrective measures required to correct the problem will be provided to the owner. • The fire department will receive notification from the owner that the issues to be corrected have been properly addressed. The objective of this change is not to generate money for the City, but rather to ensure that fire alarm systems are properly used and maintained. No civil penalty will be assessed for the first three nuisance fire alarms at the same premises in which the Kennewick Fire Department responds to during a 180-day period. To ensure the owner/responsible has ample time to take corrective action, multiple alarms occurring within the initial 24-hour period shall be counted as one nuisance fire alarm. The fourth and subsequent nuisance fire alarms within a running 180-day period shall result in a civil penalty against the owner as stated under KMC 9.48.040. Penalties for nuisance alarms would be as follows: • Initial penalty = \$500 • Second penalty = \$1,000 • Third and subsequent penalties = \$1,500		
Attachments: 1. Nuisance Fire Alarm Amend KMC 9.48 CLEAN 2. Nuisance Fire Alarm Amend KMC 9.48 - REDLINE 3. Presentation		

CITY OF KENNEWICK
ORDINANCE NO. 24-_____

AN ORDINANCE RELATING TO NUISANCES AND AMENDING
SECTIONS 9.48.010 AND 9.48.020 OF THE KENNEWICK MUNICIPAL
CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 9.48.010 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

9.48.010: – Public Nuisance and Other Terms Defined.

- (1) Every act unlawfully done and every omission to perform a duty, which act or omission does any of the following, shall constitute a public nuisance:
 - (a) Annoys, injures, or endangers the safety, health, comfort, or repose of the citizens of the City; or
 - (b) Offends public decency; or
 - (c) Unlawfully interferes with, obstructs, or tends to obstruct, or renders dangerous for passage, a public park, street, alley, highway, or other public area; or
 - (d) In any way renders any citizens of the City insecure in life or use of property.
- (2) The following acts, in addition to any others in violation of subsection (1) of this Section, shall constitute a public nuisance:
 - (a) Throwing, depositing, exposing, or causing to be disposed of, in any street or other public place within the City, any garbage, waste, refuse, litter, debris, or other offensive material, unless the disposal of such items in such place is specifically authorized by law;
 - (b) Causing or allowing garbage, waste, refuse, litter, debris, or other offensive materials, to be collected or deposited, or to remain in any place in the City, to the annoyance of any person, unless otherwise permitted by law;
 - (c) Erecting, continuing, or using any building, room, property, or other place in the City for the exercise of any trade, employment, or manufacture which results in offensive odors or other annoyances being released, and which annoys, injures, or is offensive or detrimental to the health of the individuals there employed or residing, or to the public;
 - (d) Burning of refuse or other material in such a manner as to cause or permit the smoke, ashes, soot, or gases arising from such burning to become

discomforting or annoying, or to injure or endanger the health of any person or neighborhood;

- (e) Any building, house, room, or other structure or vehicle, maintained or used for the purpose of lewdness, assignation, or prostitution;
- (f) All houses, rooms, booths, or other structures used as a place of resort where disorderly persons are allowed to congregate, or in which drunkenness is carried on or permitted;
- (g) Any pit, basin, hole, or other excavation which is unguarded and dangerous to life, or has been abandoned, or is no longer used for the purpose for which it was constructed, or is maintained contrary to law;
- (h) All obstructions to streets, rights of way, or other public ways in the City, and all excavations in or under the same, which are by ordinance prohibited, or which may be made without lawful permission, or which, having been made by lawful permission, are kept and maintained after the purpose thereof has been accomplished, or for an unreasonable length of time;
- (i) Erecting, maintaining, using, placing, depositing, leaving, or permitting to be or remain in or upon, any private lot, building, structure, or premises, or in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the City, any one or more of, but not limited to, the following conditions or things:
 - (i) Any unsound, putrid, or unwholesome bone, meat, hides, skin, or the whole or parts of any dead animal or fish, or any unsound, putrid, or unwholesome substance; or the offal, garbage, or other offensive parts of any animals; or any noxious, offensive, dangerous or otherwise injurious chemicals or other materials such as oil, grease, poisons, explosives, radioactive materials, and other similar substances in such a manner as to be offensive or injurious to public health, or unpleasant or disagreeable to the adjacent residences or persons,
 - (ii) Any cellar, vault, drain, sewer, or septic tank to become, from any cause, noxious, foul, offensive, or injurious to public health, or unpleasant or disagreeable to the adjacent residences or persons,
 - (iii) Any noxious, foul, or putrid liquid or substance, or any liquid or substance likely to become noxious, foul, offensive, or putrid, to be discharged, placed, or thrown upon, or to flow from or out of, any premises into, or upon, any adjacent premises, or any public street or alley, or to stand, remain, or be upon any premises.
- (j) All premises, buildings and vehicles whereon or wherein intoxicating liquor is manufactured, sold, bartered, exchanged, given away, furnished,

disposed of, consumed, or permitted to be consumed, in violation of the laws of the State and the ordinances of the City;

- (k) All vacant, unused, or unoccupied buildings and structures within the City, which are allowed to become or remain open to entrance by unauthorized persons or the general public, because of broken, missing, or open doors, windows, or other openings, so that the same may be used by vagrants or other persons in a manner detrimental to the health and welfare of the inhabitants of the City;
- (l) An attractive nuisance, whether in or on a building, a building premises or unoccupied lot and whether realty, fixture or chattel, which might reasonably be expected to attract children of tender years and constitute a danger to them; including, but not limited to, any refrigerator, icebox or deep-freeze locker having a capacity of one and one-half cubic feet or more or any other container manufactured, custom-made or homemade designed for storage which is discarded, abandoned or left in any place accessible to children and which has not had the door or latching mechanism removed to prevent the latching or locking of the door; abandoned wells, shafts, basements or other excavations, abandoned or inoperative vehicles or equipment, structurally unsound fences or other fixtures, lumber, fencing, vegetation, or other debris;
- (m) Any sign, poster or other advertising matter of any nature placed upon a telegraph, telephone or other poles, trees, sidewalks, streets, signs, traffic signs or other traffic-control devices or other structures or places within streets, alleys or other public places or rights-of-way;
- (n) All buildings, or parts thereof, vehicles, or other structures, wherein any gambling, as defined by RCW 9.46.020, may be found, and any gambling device, as defined by RCW 9.46.020, may be found, except as licensed and within the scope of the license required under State law and by Chapter 3.60 of this Code;
- (o) The depositing or allowing of irrigation or other water to run by any street, alley, or other public place, in such manner as to cause settling or damage to the street, alley, or other public place, or to cause annoyance, damage, or hazard to any user of the street, alley, or other public place;
- (p) Graffito or graffiti;
- (q) Light trespass as defined in KMC 18.39.020(11);
- (r) Open storage of materials and furnishings. No person shall openly store or keep outside on their property any equipment, materials or furnishings; or any item that creates an unsightly condition or one that promotes urban blight. This may include, but is not limited to, indoor furniture, household appliances, auto parts, shopping carts or building materials.

Exception: Building materials neatly stacked and stored for no more than 60 days for a construction project permitted within the City. The material must be weather protected, shall not be placed within property setbacks or placed in such a manner that would create a danger to property, health and/or safety.

- (s) Fencing. The existence of any fence, other structure or thing on private property abutting or fronting upon any public street, sidewalk, or place, which is sagging, leaning, fallen, decayed, or is otherwise dilapidated and creating an unsafe condition or which vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- (t) Vehicle and equipment repair on residential premises. Servicing, repairing, assembling, modifying, restoring, or otherwise working on any vehicle on any residential premises shall be subject to the following:
 - (i) Work shall be limited to the repair and maintenance of vehicles, equipment, or other conveyance currently registered as specified in the Washington Vehicle Code to the occupant or a member of the occupant's family.
 - (ii) Work is limited to the approved parking surface or garage or approved accessory structure; at no time can repairs be made on the lawn, sidewalk, planting strip or street.
 - (iii) Only minor repairs such as an oil change, tire repair, small parts change, or minor routine maintenance may be performed outside of a garage or approved accessory structure and only then on an approved parking surface. The associated vehicle(s) in which such minor repairs exceed seven days shall be moved inside of a building that meets applicable code and zoning requirements or be properly "screened."
- (u) The accumulation of "junk" as defined in this Section.
- (v) Maintaining a "Weed Hazard" as defined in this Section is hereby declared a public nuisance.
- (w) Maintaining a "Marijuana Nuisance" as defined in this Section is hereby declared a public nuisance.
- (x) Violate any provision of Titles 9, 13, 15 and 18.
- (y) Maintaining a "Nuisance fire alarm" as defined in this Section is hereby declared a public nuisance.

- (3) *Junk* means scrapped, broken, or neglected items and materials. Junk includes items such as plastic, cloth, glass, rags, paper or metals that can be converted into usable articles or stock, or articles that have outlived their usefulness in their original form. Examples of "junk" include, but are not limited to, empty bottles and jars; empty metal, plastic or paper products; discarded engine or motor parts; automobile and truck parts of all descriptions; used tires, wheels and inner tubes; discarded batteries; discarded or broken shopping carts; cardboard; discarded and/or pre-used building materials; discarded and/or pre-used electrical and plumbing materials; broken pieces of concrete; discarded, broken, or neglected electrical, gas or hand-operated appliances; previously used packing materials; discarded, broken, or neglected household goods and furnishings; or any household items located outdoors that are designed for indoor use; as well as parts and pieces of any of the foregoing.
- (4) *Weed Hazard* means grasses, weeds, or other vegetation which have grown and died or which are not irrigated and which exceed 12 inches in length. Public parks, public facility and open space zones, areas of pristine vegetation and natural habitats for indigenous wildlife and agriculturally used property are not weed hazards.
- (5) *Marijuana Nuisance* means the production or processing of marijuana or marijuana-infused products, or the storage or growing of marijuana plants where any portion of such activity can be readily seen by normal unaided vision or readily smelled from a public place or the private property of another "housing unit" as defined in this Section.
- (6) *Housing Unit* means a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters, in which the occupants live and eat separately from any other persons in the building, and which have direct access from the outside of the building through a common hall.
- (7) *Director* means the Director of Planning, his authorized deputies and representatives, including, but not limited to, Code Enforcement Officers, the City Building Official, the City Fire Official or their designee.
- (8) *Nuisance fire alarm* means the activation of any fire alarm system caused by mechanical failure, malfunction, improper installation, lack of proper maintenance, misuse or any other response for which the fire department personnel are unable to determine the apparent cause of the alarm activation.
- (a) *Nuisance fire alarm activation report* means a **Notice and Order** issued by the City Fire Official indicating an alarm was deemed to be the result of a fire alarm activation due to a nuisance fire alarm.
- (b) *Owner/responsible* means any person who owns or is responsible for the premises in which a fire alarm system is installed or the person or persons who lease, operate, occupy or manage the premises if stated in a lease agreement.

(Ord. 24-_____ Sec. 1, 2024; Ord. 5659 Sec. 1, 2016; Ord. 5513 Sec. 1, 2013; Ord. 4099 Sec. 1, 2003; Ord. 3507 Sec. 2, 1994; Ord. 3060 Sec. 2, 1987; Ord. 2385 Sec. 9, 1979; Ord. 2089 Sec. 2(part), 1977)

Section 2. Section 9.48.020 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

9.48.020: – Enforcement, Authority and Administration.

- (1) In order to discourage public nuisances and otherwise promote compliance with applicable code provisions, the Director may, in response to field observations, determine that violations of KMC Titles 9, 13, 15, and 18, have occurred or are occurring, and may:
 - (a) Enter into voluntary compliance agreements with persons responsible for code violations as provided in KMC 9.44.075
 - (b) Issue notice and orders, assess civil penalties, and recover costs as authorized by this chapter;
 - (c) Require abatement by means of a judicial abatement order, and if such abatement is not timely completed by the person or persons responsible for a code violation, undertake the abatement and charge the reasonable costs of such work as authorized by this chapter;
 - (d) Order work stopped at a site by means of a stop work order, and if such order is not complied with, assesses civil penalties as authorized by this chapter;
 - (e) Suspend, revoke, or modify any permit previously issued by the City or deny a permit application as authorized by this chapter when other efforts to achieve compliance have failed;
 - (f) Forward a written statement providing all relevant information relating to the violation to the office of the City Attorney with a recommendation to prosecute willful and knowing violations as misdemeanor offenses; and
 - (g) File an infraction complaint in District Court and pursue a civil fine.
- (2) The procedures set forth in this chapter are not exclusive. These procedures shall not in any manner limit or restrict the City from remedying or abating violations of this title in any other manner authorized by law. In addition to, or as an alternative to, utilizing the procedures set forth in this chapter, the City may seek legal or equitable relief to abate any conditions or enjoin any acts or practices which constitute a code violation. In addition to, or as an alternative to, utilizing the procedures set forth in this chapter, the City may assess or recover civil penalties accruing under this chapter by legal action filed in Benton County District Court or superior court by the office of the City Attorney.
- (3) The Director or his or her designee is the chief administrative officer for the purposes of this chapter, and shall determine, based upon information derived

from sources such as field observations, the statements of witnesses, relevant documents, and data systems for tracking violations, and applicable City codes and regulations, whether or not a violation has occurred.

- (4) In the event the activation of a fire alarm system is deemed by the *City Fire Official* to be a *nuisance fire alarm* and the system requires repair, the owner will be provided a *fire alarm activation report* by an officer or member of the fire department, indicating that the activation was deemed to be the result of a *nuisance fire alarm*.

(Ord. 24-_____ Sec. 2, 2024; Ord. 5659 Sec. 2, 2016; Ord. 3671 Sec. 1, 1995; Ord. 3274 Sec. 10, 1990; Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this ^^ day of December, 2024, and signed in authentication of its passage this ^^ day of December, 2024.

Attest:

GRETL J. CRAWFORD, Mayor

KRYSTAL TOWNSEND,
City Clerk

ORDINANCE NO. 24-_____ filed and
recorded in the office of the City Clerk of
the City of Kennewick Washington, this
^^ day of December, 2024

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

KRYSTAL TOWNSEND,
City Clerk

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

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ORDINANCE NO. 24-_____

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 - (b) Offends public decency; or
 - (c) Unlawfully interferes with, obstructs, or tends to obstruct, or renders dangerous for passage, a public park, street, alley, highway, or other public area; or
 - (d) In any way renders any citizens of the City insecure in life or use of property.
- (2) The following acts, in addition to any others in violation of subsection (1) of this Section, shall constitute a public nuisance:
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 - (b) Causing or allowing garbage, waste, refuse, litter, debris, or other offensive materials, to be collected or deposited, or to remain in any place in the City, to the annoyance of any person, unless otherwise permitted by law;
 - (c) Erecting, continuing, or using any building, room, property, or other place in the City for the exercise of any trade, employment, or manufacture which results in offensive odors or other annoyances being released, and which annoys, injures, or is offensive or detrimental to the health of the individuals there employed or residing, or to the public;
 - (d) Burning of refuse or other material in such a manner as to cause or permit the smoke, ashes, soot, or gases arising from such burning to become

discomforting or annoying, or to injure or endanger the health of any person or neighborhood;

- (e) Any building, house, room, or other structure or vehicle, maintained or used for the purpose of lewdness, assignation, or prostitution;
- (f) All houses, rooms, booths, or other structures used as a place of resort where disorderly persons are allowed to congregate, or in which drunkenness is carried on or permitted;
- (g) Any pit, basin, hole, or other excavation which is unguarded and dangerous to life, or has been abandoned, or is no longer used for the purpose for which it was constructed, or is maintained contrary to law;
- (h) All obstructions to streets, rights of way, or other public ways in the City, and all excavations in or under the same, which are by ordinance prohibited, or which may be made without lawful permission, or which, having been made by lawful permission, are kept and maintained after the purpose thereof has been accomplished, or for an unreasonable length of time;
- (i) Erecting, maintaining, using, placing, depositing, leaving, or permitting to be or remain in or upon, any private lot, building, structure, or premises, or in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the City, any one or more of, but not limited to, the following conditions or things:
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- (j) All premises, buildings and vehicles whereon or wherein intoxicating liquor is manufactured, sold, bartered, exchanged, given away, furnished,

disposed of, consumed, or permitted to be consumed, in violation of the laws of the State and the ordinances of the City;

- (k) All vacant, unused, or unoccupied buildings and structures within the City, which are allowed to become or remain open to entrance by unauthorized persons or the general public, because of broken, missing, or open doors, windows, or other openings, so that the same may be used by vagrants or other persons in a manner detrimental to the health and welfare of the inhabitants of the City;
- (l) An attractive nuisance, whether in or on a building, a building premises or unoccupied lot and whether realty, fixture or chattel, which might reasonably be expected to attract children of tender years and constitute a danger to them; including, but not limited to, any refrigerator, icebox or deep-freeze locker having a capacity of one and one-half cubic feet or more or any other container manufactured, custom-made or homemade designed for storage which is discarded, abandoned or left in any place accessible to children and which has not had the door or latching mechanism removed to prevent the latching or locking of the door; abandoned wells, shafts, basements or other excavations, abandoned or inoperative vehicles or equipment, structurally unsound fences or other fixtures, lumber, fencing, vegetation, or other debris;
- (m) Any sign, poster or other advertising matter of any nature placed upon a telegraph, telephone or other poles, trees, sidewalks, streets, signs, traffic signs or other traffic-control devices or other structures or places within streets, alleys or other public places or rights-of-way;
- (n) All buildings, or parts thereof, vehicles, or other structures, wherein any gambling, as defined by RCW 9.46.020, may be found, and any gambling device, as defined by RCW 9.46.020, may be found, except as licensed and within the scope of the license required under State law and by Chapter 3.60 of this Code;
- (o) The depositing or allowing of irrigation or other water to run by any street, alley, or other public place, in such manner as to cause settling or damage to the street, alley, or other public place, or to cause annoyance, damage, or hazard to any user of the street, alley, or other public place;
- (p) Graffito or graffiti;
- (q) Light trespass as defined in KMC ~~18.76.020(11)~~ 18.39.020(11);
- (r) Open storage of materials and furnishings. No person shall openly store or keep outside on their property any equipment, materials or furnishings; or any item that creates an unsightly condition or one that promotes urban blight. This may include, but is not limited to, indoor furniture, household appliances, auto parts, shopping carts or building materials.

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 - (u) The accumulation of "junk" as defined in this Section.
 - (v) Maintaining a "Weed Hazard" as defined in this Section is hereby declared a public nuisance.
 - (w) Maintaining a "Marijuana Nuisance" as defined in this Section is hereby declared a public nuisance.
 - (x) Violate any provision of Titles 9, 13, 15 and 18.
 - (y) Maintaining a "Nuisance fire alarm" as defined in this Section is hereby declared a public nuisance.
- (3) *Junk* means scrapped, broken, or neglected items and materials. Junk includes items such as plastic, cloth, glass, rags, paper or metals that can be converted into usable articles or stock, or articles that have outlived their usefulness in their original form. Examples of "junk" include, but are not limited to, empty bottles

and jars; empty metal, plastic or paper products; discarded engine or motor parts; automobile and truck parts of all descriptions; used tires, wheels and inner tubes; discarded batteries; discarded or broken shopping carts; cardboard; discarded and/or pre-used building materials; discarded and/or pre-used electrical and plumbing materials; broken pieces of concrete; discarded, broken, or neglected electrical, gas or hand-operated appliances; previously used packing materials; discarded, broken, or neglected household goods and furnishings; or any household items located outdoors that are designed for indoor use; as well as parts and pieces of any of the foregoing.

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- (6) *Housing Unit* means a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters, in which the occupants live and eat separately from any other persons in the building, and which have direct access from the outside of the building through a common hall.
- (7) *Director* means the Director of Planning, his authorized deputies and representatives, including, but not limited to, Code Enforcement Officers, the City Building Official, the City Fire Official or their designee.
- (8) *Nuisance fire alarm* means the activation of any fire alarm system caused by mechanical failure, malfunction, improper installation, lack of proper maintenance, misuse or any other response for which the fire department personnel are unable to determine the apparent cause of the alarm activation.
 - (a) *Nuisance fire alarm activation report* means a **Notice and Order** issued by the City Fire Official indicating an alarm was deemed to be the result of a fire alarm activation due to a nuisance fire alarm.
 - (b) *Owner/responsible* means any person who owns or is responsible for the premises in which a fire alarm system is installed or the person or persons who lease, operate, occupy or manage the premises if stated in a lease agreement.

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Section 2. Section 9.48.020 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

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 - (a) Enter into voluntary compliance agreements with persons responsible for code violations as provided in KMC 9.44.075
 - (b) Issue notice and orders, assess civil penalties, and recover costs as authorized by this chapter;
 - (c) Require abatement by means of a judicial abatement order, and if such abatement is not timely completed by the person or persons responsible for a code violation, undertake the abatement and charge the reasonable costs of such work as authorized by this chapter;
 - (d) Order work stopped at a site by means of a stop work order, and if such order is not complied with, assesses civil penalties as authorized by this chapter;
 - (e) Suspend, revoke, or modify any permit previously issued by the City or deny a permit application as authorized by this chapter when other efforts to achieve compliance have failed;
 - (f) Forward a written statement providing all relevant information relating to the violation to the office of the City Attorney with a recommendation to prosecute willful and knowing violations as misdemeanor offenses; and
 - (g) File an infraction complaint in District Court and pursue a civil fine.
- (2) The procedures set forth in this chapter are not exclusive. These procedures shall not in any manner limit or restrict the City from remedying or abating violations of this title in any other manner authorized by law. In addition to, or as an alternative to, utilizing the procedures set forth in this chapter, the City may seek legal or equitable relief to abate any conditions or enjoin any acts or practices which constitute a code violation. In addition to, or as an alternative to, utilizing the procedures set forth in this chapter, the City may assess or recover civil penalties accruing under this chapter by legal action filed in Benton County District Court or superior court by the office of the City Attorney.
- (3) The Director or his or her designee is the chief administrative officer for the purposes of this chapter, and shall determine, based upon information derived from sources such as field observations, the statements of witnesses, relevant

documents, and data systems for tracking violations, and applicable City codes and regulations, whether or not a violation has occurred.

(4) In the event the activation of a fire alarm system is deemed by the City Fire Official to be a nuisance fire alarm and the system requires repair, the owner will be provided a fire alarm activation report by an officer or member of the fire department, indicating that the activation was deemed to be the result of a nuisance fire alarm.

(Ord. 24-_____ Sec. 2, 2024; Ord. 5659 Sec. 2, 2016; Ord. 3671 Sec. 1, 1995; Ord. 3274 Sec. 10, 1990; Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this ^^ day of December, 2024, and signed in authentication of its passage this ^^ day of December, 2024.

Attest:

GRETL J. CRAWFORD, Mayor

KRYSTAL TOWNSEND,
City Clerk

ORDINANCE NO. 24-_____ filed and
recorded in the office of the City Clerk of
the City of Kennewick Washington, this
^^ day of December, 2024

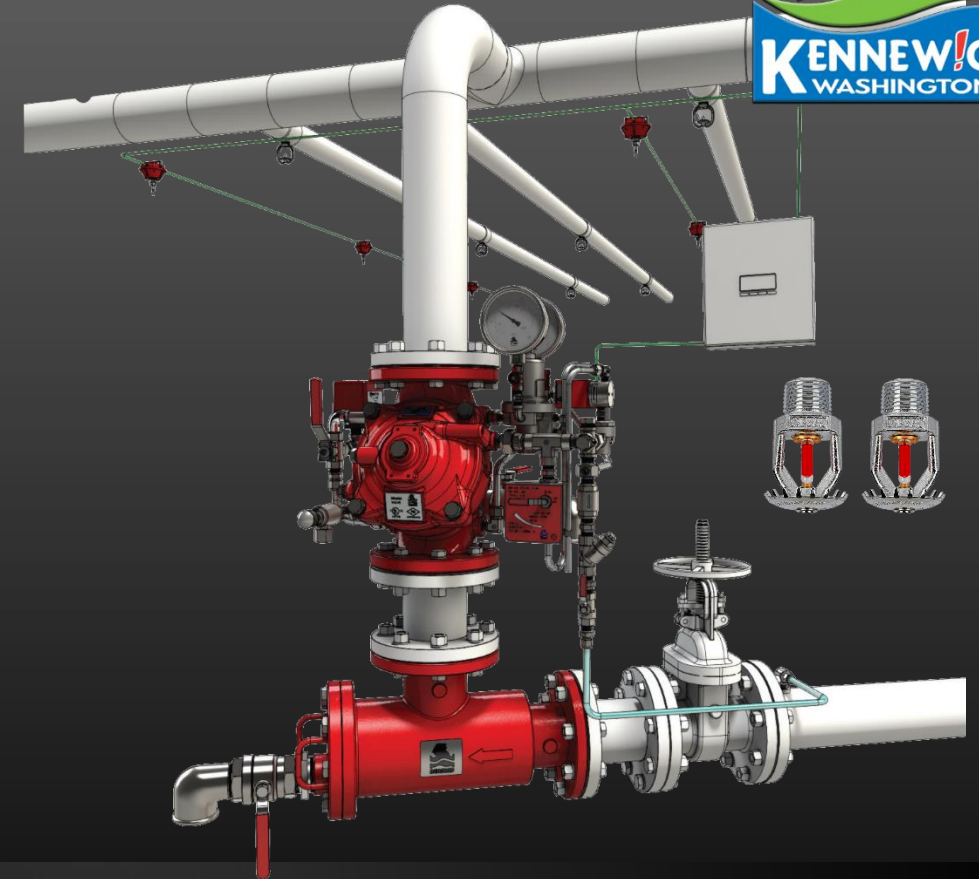
Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

KRYSTAL TOWNSEND,
City Clerk

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:



Reducing Unnecessary Alarm Responses



Tonight's Focus... Education/Council Feedback

1. Discuss the importance of properly functioning commercial fire alarm systems.
2. Share information regarding recurring false alarm responses and the proposed strategy to address this problem.
3. Receive feedback from Council on the proposed changes to KMC 9.48.



Commercial Fire Alarm System Purpose

The purpose of requiring fire alarm systems to be installed in commercial buildings is to:

- provide the fire department with **early notification** of fire events.
- which consequently, **ensures the highest probability of saving lives and property.**





The Problem

Fire alarm systems that are not properly used or maintained create a number of problems including, but not limited to:

- **Unnecessary responses** by the fire department that prevent fire department resources from providing timely response to other critical emergencies.
- **Complacency of building occupants** who become used to recurring, false-alarm fire system activations.





Already Completed

Our focus continues to be a three-pronged approach:

1. Reduce/eliminate incidents
- 2. Send the right number of units at the right time for each call nature**
3. Add additional resources





The Next Step

1. Reduce/eliminate incidents
2. Send the right number of units at the right time for each call nature
3. Add additional resources





Identified in the KFD Strategic Plan

Goal 1, Strategy D, Objective i:

Develop and implement a program to address unintentional and unwanted fire alarms.





Action Steps

Add Nuisance Fire Alarm to the Kennewick Municipal Code (KMC)

- Same process and penalties as existing nuisances
- Can be appealed
- Proven to be effective
- Motivates repairs
- Encourages routine maintenance





Action Steps (cont.)

We will **notify our business community** of the change through multiple channels including:

- Social media
- Other City of Kennewick communication platforms
- In-person during commercial business inspections

**IMPORTANT
INFORMATION**



Action Steps (cont.)

Training for KFD responders will include:

- Proper coding
- Detailed narrative information
- Process for notification of violations



Implementing the new process includes:

- [illegible]



Notification of Violations

The Compliance Warning Notice that will be provided when a violation occurs covers **four key areas** including:

1. Notification of a violation
2. The corrective actions that need to be taken
3. Potential consequences of subsequent violations
4. Identification of the code authority





Civil Penalty Process

No civil penalty shall be assessed for the first three nuisance fire alarms at the same premise responded to by the KFD during a **running 180-day** period. The fourth and subsequent nuisance alarms within a 180-day period will result in:

- Fourth violation - \$500
- Fifth violation - \$1,000
- Each subsequent violation - \$1,500
- Breach of Voluntary Correction Agreement - \$1,000



The Goal

Enforcement is not the primary objective. The KFD prevention team prides itself on:

- Educating our community
- Partnering with our community to address issues





2024 KFD Commercial False Alarm Data

2024 - Unintentional & System Malfunction Commercial Fire Alarm Responses
185 Commercial System Malfunctions (<i>Fire, Sprinkler & CO₂</i>)
52 Accidental Commercial System Activations (<i>includes cooking, broken pipes, system testing, etc.</i>)
237 TOTAL Unintentional & System Malfunction Commercial Fire Alarm Responses in 2024
16 Total Addresses with 4 or More Commercial Fire Alarm Activations
9 Total Addresses That Potentially Would've Qualified for Civil Penalties



Accomplishes Two Overarching Goals

This change helps us to:

1. **Keep our community safe by:**

- ✓ stopping the complacency that results from recurring faulty activations

2. **More efficiently use our resources by:**

- ✓ Reducing unnecessary responses
- ✓ Keeping emergency resources in service for critical calls
- ✓ Reducing excessive wear-and-tear on apparatus





Questions?

