



City of Bothell™

PUBLIC INFORMATION HANDOUT **FP-17**

Model Unit Requirements

Multi-family Residential Construction Projects

Definition:

Model units are considered to be individually completed dwelling units within a multi-family building construction project. When units are completed, guided tours are made available to prospective buyers for viewing. In many cases model units may be completed months before the building is ready for occupancy. Model units may have heating, electrical, plumbing and other components ready for use. Units may include furnishings and appliances to simulate living arrangements.

Model units shall be for limited access only and shall not be used or occupied for purposes other than tours under any condition during the construction phase.



Special Events:

Model unit viewing events with gatherings of 50 or more people shall not be addressed in this information sheet and shall be reviewed and approved on a case by case basis.

Should you have any questions or need for clarification of Model Unit Requirements please feel free to contact the City of Bothell Fire Prevention at **(425) 806-6250**.

PUBLIC INFORMATION HANDOUT **FP-17**

Model Unit Requirements

Furnishing Requirements:

All furnishings shall be for visual effect only. Beds, small appliances, refrigerator, range or oven, , fire places, dinnerware, candles and any other materials or equipment shall not be available for use.

Exception: Hardwired electric light fixtures and portable electric lamps may be used, provided they are listed and approved for use by the Fire Prevention Division.

Furnishings within a model unit where construction work has been permitted must be approved by the Fire Inspector. This approval is for advance placement of equipment and/or furnishings and does not give approval for business to be conducted until all appropriate requirements have been signed off and final approval has been given.



Visitor Safety Requirements and Limitations:

1. All tours shall be conducted by a qualified person who is familiar with the construction site, has knowledge of the hazards of construction sites, and is adequately trained to assist guests when needed.
2. A comprehensive outline regarding tour procedures shall be required by the contractor. Factors such as tour scheduling, communication devices, safety equipment and guest attire shall be included.

Hold Harmless agreement:

A hold harmless agreement and proof of insurance shall be required for Model Units during the construction phase of the building.

Should you have any questions or need for clarification of Model Unit Requirements please feel free to contact the City of Bothell Fire Prevention at **(425) 806-6250**.

Model Unit Requirements

Model Unit Location Requirements:

Model units shall be located on the lowest residential floor within a structure unless otherwise approved by the City. An alternative may be acceptable provided the Fire Marshal and the Building Code Official approve the location.

Required Life Safety construction features:

1. Sprinkler System: the sprinkler system shall be completed and in service in areas where model units are located.
2. Standpipes: When required, at least one standpipe shall be completed and in service to floors where model units are located.
3. Fire Alarm System: Localized fire alarm audibility shall be required as well as central monitoring capabilities.
4. Exit Ways: Exit pathways shall be identified by floor striping and shall be maintained and kept clear at all times. All floors used for access to Model Units shall have a minimum of two directions of egress.
5. Construction Features: All construction features such as walls, floors, windows, mechanical , plumbing and any other component of a Model Unit shall be completed unless otherwise approved by the Building Official.
6. All life safety components and construction features within a Model Units shall be inspected and signed off by City of Bothell Building and Fire Inspectors.
7. Domestic water and fuel gas systems shall be turned off to the unit.
8. Handrails and guard rails shall be installed within Model Units.
9. Water closets shall be posted on the door "NOT FOR USE".
10. A comprehensive list must be submitted to Fire and Building Inspectors, identifying which units are being used as Model Units.

Should you have any questions or need for clarification of Model Unit Requirements please feel free to contact the City of Bothell Fire Prevention at **(425) 806-6250**.