

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 electrical, plumbing, heating, 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.

Location requirements:

Model units shall be located on the lowest residential floor within the structure unless otherwise approved by the City. An alternative may be acceptable provided the Fire Code Official and Building 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. Fire Pumps: When required, fire pumps shall be in service and operational to assist sprinkler coverage for model units.
3. Stand Pipes: When required, at least one standpipe shall be completed and in service to floors where model units are located.
4. Fire alarm system: Localized fire alarm audibility shall be required as well as central monitoring capabilities.

5. 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.
6. Construction features: All construction features such as walls, floors, windows, cabinets, doors, electrical, mechanical, plumbing and any other component of a Model Unit shall be complete unless otherwise approved by the building official.
7. All life safety components and construction features within the model unit shall be inspected, approved and signed off by City Of Bellevue construction Inspectors.
8. Domestic water and fuel gas systems shall be turned off to the unit.
9. Hand rails and guard rails shall be installed within model units.
10. Water closets shall be posted on the door "NOT FOR USE".
11. A comprehensive list must be submitted to the Fire and Building inspectors, identifying which units are being used as model units.

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.

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: Hard wired electric light fixtures and portable electric lamps may be used, provided they have been approved by the City of Bellevue Electrical Inspector.

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

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 under Fire Department Permit on a case by case basis.

Hold Harmless agreement:

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