



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
(503) 738-5501 • (503) FAX 738-9385

CITY OF GEARHART CITY COUNCIL  
City Staff Report for Romine Land Partition Appeal  
From: Carole Connell & Peter Watts  
February 21, 2018

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## APPLICATION DATA

**REQUEST:** An Appeal to the City Council by Ray Romine to reverse the Gearhart Planning Commission's denial of a two-lot Tentative Land Partition. The Commission found the application did not meet approval criteria related to water improvement standards, specifically 1) fire access 2) fire flow and 3) hydrant spacing

**APPEAL SCOPE:** Limited to the presentation of additional evidence with specificity as to (1) what pipe and fire hydrant infrastructure is required under state law, city code and Oregon Administrative Rules, and (2) the costs associated with installation of a 3" water pipe, a 6" water pipe and an 8" water pipe from Gearhart water to the two homes.

**FILE NUMBER:** File# 17-008P Romine

**OWNER:** Ray Romine  
2170 Skyline Drive  
Seaside, Oregon 97138  
romine4@charter.net

**APPLICANT:** Same as above  
**SURVEYOR:** OTAK Inc.  
Dale Barrett  
4253-A Hwy 101 North  
Gearhart, OR 97138

LOCATION: North side of Hillila Road, North half of Tract A, Map 6-10-3BD  
Tax Lot 3300, Heritage Dunes Subdivision

EXHIBITS: 1. Applicant's land partition application form; Preliminary Partition Plat, OTAK 3-14-17; Proposed Settlement Letter, Hathaway 1-26-18  
2. Gearhart Planning Commission Denial Decision 11-28-17  
3. Public Notice of Appeal 2-7-18  
4. City Building Official Mark Brien letter 02-12-18  
5. Gearhart Fire Chief letter 2-21-18  
5. "Record" of Romine Land Partition file

I. APPLICABLE REVIEW CRITERIA

A. Gearhart Subdivision Ordinance sections relevant to the application are:

1. Sections 23 - 26 Land Partitioning
2. Sections 37 - 46 General Regulation and Design Standards
3. Sections 47 - 50 Improvements

B. Oregon Fire Code (OFC) Requirements:

- **OFC 503 Fire Apparatus Access Road.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.13. See Appendix D.
- **OFC 507.3 Fire Flow.** Fire flow requirements for building or portions of building and facilities shall be determined by an approved method. See Appendix B. The minimum fire flow duration requirements for one and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour.
- **OFC 507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 & Appendix C as approved by the Gearhart Fire Chief

II. CRITERIA AND FINDINGS

1. Gearhart Subdivision Ordinance Sections 47 – 50 Improvements

a) Section 47 Improvement Standards and Approval

All improvements must conform to the requirements of the Gearhart subdivision ordinance and any other improvement standards or specifications adopted by the City, and installed in accordance with the following procedure:

- 1) Improvements shall not be commenced until plans have been approved by the city. Some plans may be required prior to approval by the Planning Commission. All plans must be prepared in accordance with the requirements of the city.
- 2) Improvement work shall not be commenced until the City has been notified.
- 3) All required improvements shall be constructed under the inspection and to the satisfaction of the City.
- 4) All underground utilities shall be constructed prior to surfacing of the streets.
- 5) A map showing all public improvements as built shall be filed with the Building Official upon completion of the improvements.

FINDINGS: The Applicant has declined to comply with the water improvements that the Gearhart Fire Chief and Gearhart Building Official had determined to be required. The Gearhart Fire Chief and Gearhart Building Official have determined that the alternative water improvements proposed by the Applicant do not conform to the standards or specifications of the City, and have not been approved by the city, so this criterion is not met.

b) Section 48 Improvement Requirements

- 1) Public streets shall be improved.
- 2) Structures necessary for drainage, access and public safety shall be installed.
- 3) Storm water facilities or ground water recharge facilities shall be installed per city specifications.
- 4) Water mains and fire hydrants must be installed per design, layout and location approved by the city.

FINDINGS: Letters submitted by from Mark Brien, Gearhart Building Official, 2-12-18 and the Gearhart Fire Chief, 7-11-17 and 2-21-18 find the applicant has not provided partition plans that comply with the City of Gearhart Subdivision Ordinance or the Oregon Fire Code.

According to Mr. Brien, “the tentative land partition application submitted by Ray Romine has been denied. Per the City of Gearhart Fire Protection Standards and the Oregon Fire Code:

1. Mr. Romine has failed to demonstrate his compliance with the City of Gearhart and Oregon Fire Code, Fire Apparatus Access Road Standards.
2. Additionally, the applicant has failed to demonstrate his compliance with the Fire Hydrant Spacing and Fire Flow requirements of the Oregon Fire Code. The OFC requires 1,000 gallons per minute Fire Flow for the fire hydrant.
3. Furthermore, the applicant has failed to follow through with the pre-construction

meeting agreement to demonstrate his compliance with all the previously mentioned prior to receiving framing approval. He was permitted to start construction based on that agreement.

**Note:** Per OAR 918-480-0125, exceptions to meeting the specific municipal or fire code standards on Fire Apparatus Access Road, Water Supply and/or Hydrant requirements must be an administrative decision by the City's Fire Chief and/or Building Official. Such notification must be in conjunction with the approval of a land use application under ORS 197.522."

#### Summary of Planning Commission Findings in Notice of Decision 11-28-17

In their decision the Planning Commission found through written and oral testimony that the applicant has declined to comply with the requirements that the Gearhart Fire Chief and Gearhart Building Official have determined are applicable regarding the city's requirements regarding water service. They further found that the application does not comply with the requirements set forth in the City Water Master Plan, which requires, in Section 5.1.4.2, an extension of the main line east of the subject site, using an 8 inch pipe, in order to meet water pressure for fire flow demands.

Before the partition plan was filed City staff indicated in a meeting with the applicant that an 8 inch water main must be extended from its current terminus across the parcel's Hillila Road frontage to serve two homes on the site. The applicant agreed to extend the 8" water main, until a later date when he requested a bid for the cost of the extension. During the hearings the applicant testified he will only extend a 3" line. This fails to comply with City and OFC required design specifications.

The applicant stated he will connect the two homes to City of Warrenton water service and has their permission to do so. In an email from the City of Warrenton on September 7, 2017 James Dunn said, "The City does not have a written policy, but there is no intent or desire to provide water service in another agency's service area. Furthermore it is common practice not to do so. Mr. Romine has not received permission to connect to the City of Warrenton's water main."

The development requires a new fire hydrant because the nearest hydrant is located approximately 625 – 650 feet west of the northernmost Parcel 1. This exceeds the maximum distance of 500 feet, as mandated by the Oregon Fire Code. The applicant installed an 8" line to his adjoining parcels he partitioned to the west, but has repeatedly indicated he will not extend the 8" line to the subject partition. The applicant's subject partition is the last one available in a series of adjoining land partitions he has created over several years.

In addition to testimony from Fire Chief Bill Eddy, the Fire Department's initial letter dated July 11, 2017 outlines several access requirements for fire access safety in accordance with Oregon Fire Code (OFC). Prior to approval the applicant must provide information showing compliance with the following:

- Water Supply: The minimum available fire flow for single family dwellings served by the municipal water supply shall be 1,000 gallons per minute. If the structure is over 3,600 square feet the required fire flow shall be determined according to OFC Appendix C (OFC C105).
- Hydrant Spacing: The Fire Chief shall approve the hydrant spacing in accordance with the Oregon Fire Code.

FINDINGS: All public and private utilities are available to proposed Parcels 1 and 2, except for city water service pursuant to city and OFC requirements. Because applicant has failed to submit plans for connection to city water in accordance with city requirements and specifications and has expressly testified that he will not comply with city requirements related to fire access, fire flow and hydrant spacing, the proposed partition does not comply with Gearhart Subdivision Ordinance Sections 47 and 48, or the Oregon Fire Code.

### III. CONCLUSION AND DECISION

City staff initially recommended approval of the partition plan subject to conditions to satisfy city standards. Subsequent to three hearing continuances, on November 9, 2017 The Planning Commission DENIED the proposed Tentative Partition Plan because the Planning Commission determined that land division and OFC criteria related to water improvements, specifically fire access, fire flow and fire hydrant location were not met, and could not be met pursuant to a condition of approval, because the applicant failed to submit plans showing compliance with the requirements, and during his testimony would not affirmatively agree to comply with any condition of approval imposing such requirements.

#### Recommended Motion

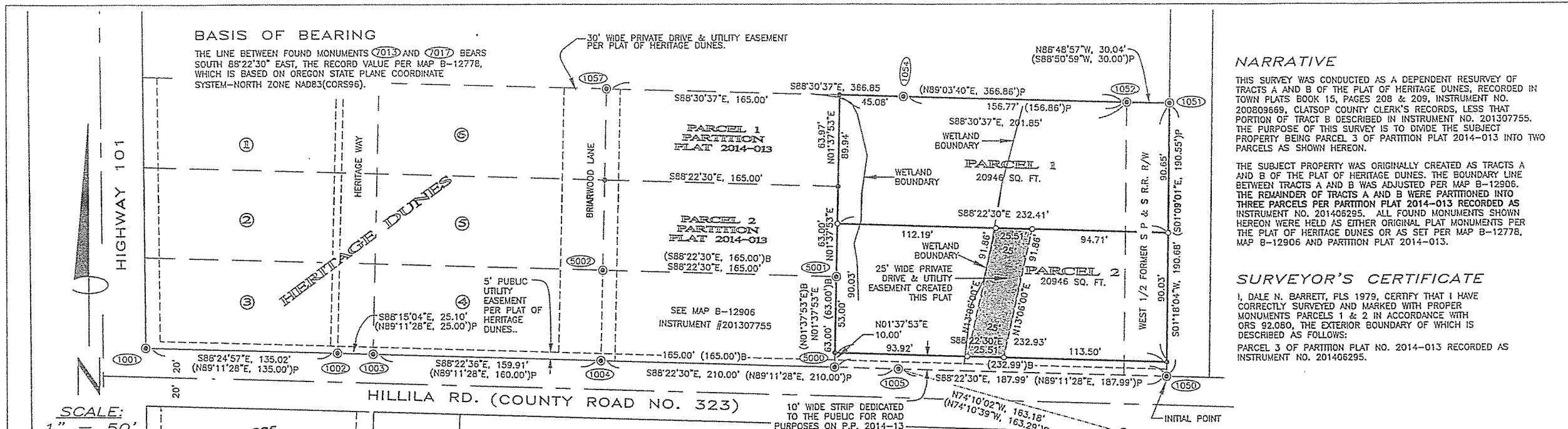
Based on the record, the agency correspondence and the findings in this report I move to approve the two-lot Tentative Land Partition, City File# 17-008P Ray Romine subject to the following conditions of approval:

#### PROPOSED CONDITIONS OF APPROVAL:

1. Prior to issuance of a building permit removal of more than 1,000 SF of vegetation or excavation of more than 50 cubic yards on Parcel 1 shall first require an excavation and fill permit from the City Administrator.

2. Final Partition plans shall be submitted to the City and include fire access, water supply and hydrant spacing provisions in accordance with Gearhart Fire Department and the Oregon Fire Code Sections 503, 507 and Appendix C referenced herein, and as follows
  - a. Driveway Access improvement: The applicant shall provide documentation from a registered engineer that the finished construction of the road is in accordance with the OFC Road Standards. This includes an improved surface of no less than 14 feet wide; if the driveway is greater than 150 feet from Hillila Road an area to safely turnaround a fire department apparatus may be required per OFC 503.1.1.
  - b. Access Signage: The applicant shall install a “NO PARKING – FIRE LANE” sign on both sides of the access easement, unless the driveway width provides for on-street parking.
  - c. Water Supply: The minimum available fire flow for single family dwellings served by the municipal water supply shall be 1,000 gallons per minute. If the structure is over 3,600 square feet the required fire flow shall be determined according to OFC Appendix B (OFC B105). Flow testing or “hydraulic modeling” shall be completed for the water system and provided to the fire department for approval.
  - d. Hydrant Spacing: The Fire Chief and Building Inspector shall approve the installation of a new hydrant in accordance with the minimum OFC Section 507.5 and Appendix C spacing requirement.
3. The Final Partition Plat shall include declaration of a common private road maintenance agreement between the two parcels to assure the driveway is adequately maintained.
4. Prior to development, Parcel 1 will be required to flag the approved wetland delineation. Site wetlands shall be preserved from damage or destruction resulting from clearing, grading or dumping of earth, waste or stumps.
5. A future building permit on Parcel 1 shall be accompanied by proof of the minimum 25’ setback from the wetland.
6. If more than 5 trees are planned to be removed, the applicant shall first obtain a tree removal permit from the City, which should be a condition of approval.
7. The applicant shall provide a map to the City showing all public improvements upon completion of those improvement installations.

8. If applicable, street lighting and street sign locations and specifications shall be determined by City staff prior to applicant installation of said improvements.
9. Surveyed monuments shall be set according to ORS 92.060 and city specifications outlined in Section 49 – Monuments. The surveyed plat of the partition shall be set according to ORS 92.060 and city specifications outlined in Section 50 – Survey Requirements.
10. This approval is valid for one year from the date this final decision was signed. Within that one year the Final Partition Plat shall be submitted to the City for approval. If necessary, the applicant may request that the City grant an extension to the one year expiration.



SCALE:  
1" = 50'

**MONUMENT NOTES**

- (1001) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1002) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1003) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1004) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1005) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1050) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1051) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1052) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1054) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (1055) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
- (5000) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OTAK INC.". SET PER MAP B-12906. HELD FOUND POSITION.
- (5001) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OTAK INC.". SET PER MAP B-12906. HELD FOUND POSITION.
- (5002) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OTAK INC.". SET PER MAP B-12906. HELD FOUND POSITION.
- (7013) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC.". SET PER MAP B-12778. HELD FOUND POSITION.
- (7017) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC.". SET PER MAP B-12778. HELD FOUND POSITION.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROMINE CONSTRUCTION LLC IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. OWNER DOES HEREBY DEDICATE A 25' WIDE STRIP OF LAND ACROSS PARCEL 2 AS A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

RAY ROMINE- ROMINE CONSTRUCTION LLC

AS BENEFICIARY OF A DEED OF TRUST FOR THIS PROPERTY, BANK OF THE PACIFIC HEREBY CONSENTS TO THIS PARTITION, DECLARATION AND DEDICATION IN ACCORDANCE WITH O.R.S. CHAPTER 92.

DAVID CLYDE, VICE PRESIDENT, BANK OF THE PACIFIC

**NOTE**

PROPERTY WITHIN THIS PARTITION PLAT IS SUBJECT TO THE FOLLOWING MATTERS:  
1. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF HERITAGE DUNES RECORDED AS INSTRUMENT #200809667, RECORDS OF CLATSOP COUNTY, OREGON.

**ACKNOWLEDGMENTS**

STATE OF OREGON >  
> S.S.  
COUNTY OF CLATSOP >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2017.  
BY RAY ROMINE, PRESIDENT OF ROMINE CONSTRUCTION LLC.

NOTARY PUBLIC - SIGNATURE \_\_\_\_\_ NOTARY PUBLIC - PRINTED NAME \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

STATE OF OREGON >  
> S.S.  
COUNTY OF CLATSOP >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2017.  
BY DAVID CLYDE, VICE PRESIDENT OF BANK OF THE PACIFIC.

NOTARY PUBLIC - SIGNATURE \_\_\_\_\_ NOTARY PUBLIC - PRINTED NAME \_\_\_\_\_

MY COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**CERTIFICATE OF COUNTY CLERK**

STATE OF OREGON >  
> S.S.  
COUNTY OF CLATSOP >

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND RECORDED AS INSTRUMENT NO. \_\_\_\_\_, CLATSOP COUNTY RECORDS.

BY: \_\_\_\_\_  
CLATSOP COUNTY CLERK

**PRELIMINARY PARTITION PLAT NO.**

		PACIFIC COUNTY (360) 642-4454  TILLAMOOK COUNTY (503) 368-5394	PRELIMINARY PARTITION PLAT FOR: <b>ROMINE CONSTRUCTION LLC</b> BEING A REPLAT OF TRACT A & A PORTION OF TRACT B, HERITAGE DUNES NW 1/4 SECTION 3, T6N, R10W, W.M. CITY OF GEARHART, CLATSOP COUNTY, OREGON	REGISTERED PROFESSIONAL LAND SURVEYOR <b>PRELIMINARY</b> <small>NO DEPICT SHALL BE MADE OR DISTRIBUTED WITHOUT APPROVAL OF THE ASSOCIATION</small> OREGON JULY 16, 1982 DALE N. BARRETT 1979 RENEWS: DECEMBER 31, 2017	
DATE	JOB NO.	EQUIPMENT	FIELD	DRAWN	CHECKED
MAR. 14, 2017	67462A	TRIMBLE R6/TSC3	MSM	JLW	DNB

**NARRATIVE**

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF TRACTS A AND B OF THE PLAT OF HERITAGE DUNES, RECORDED IN TOWN PLATS BOOK 15, PAGES 208 & 209, INSTRUMENT NO. 200809669, CLATSOP COUNTY CLERK'S RECORDS, LESS THAT PORTION OF TRACT B DESCRIBED IN INSTRUMENT NO. 201307755. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PROPERTY BEING PARCEL 3 OF PARTITION PLAT 2014-013 INTO TWO PARCELS AS SHOWN HEREON.

THE SUBJECT PROPERTY WAS ORIGINALLY CREATED AS TRACTS A AND B OF THE PLAT OF HERITAGE DUNES. THE BOUNDARY LINE BETWEEN TRACTS A AND B WAS ADJUSTED PER MAP B-12906. THE REMAINDER OF TRACTS A AND B WERE PARTITIONED INTO THREE PARCELS PER PARTITION PLAT 2014-013 RECORDED AS INSTRUMENT NO. 201406295. ALL FOUND MONUMENTS SHOWN HEREON WERE HELD AS EITHER ORIGINAL PLAT MONUMENTS PER THE PLAT OF HERITAGE DUNES OR AS SET PER MAP B-12778, MAP B-12906 AND PARTITION PLAT 2014-013.

**SURVEYOR'S CERTIFICATE**

I, DALE N. BARRETT, PLS 1979, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 & 2 IN ACCORDANCE WITH ORS 92.080, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:  
PARCEL 3 OF PARTITION PLAT NO. 2014-013 RECORDED AS INSTRUMENT NO. 201406295.

**LEGEND**

- INDICATES 5/8" X 30" REBAR SET WITH YELLOW PLASTIC CAP MARKED "OTAK INC".
- ⊙ INDICATES MONUMENT FOUND AS NOTED HEREON, USED FOR CONTROL.
- INDICATES 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "OTAK INC". SET PER PARTITION PLAT 2014-013.
- ( ) B INDICATES RECORD VALUE PER MAP B-12906
- ( ) P INDICATES RECORD VALUE PER PLAT OF HERITAGE DUNES
- ( ) S INDICATES RECORD VALUE PER MAP B-12778
- NO ( ) INDICATES MEASURED VALUE

**APPROVALS**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CLATSOP COUNTY SURVEYOR \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CITY OF GEARHART - PLANNING CHAIR \_\_\_\_\_

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF \_\_\_\_\_, 2017.

CLATSOP COUNTY ASSESSOR AND TAX COLLECTOR \_\_\_\_\_



# City of Gearhart Building Department

698 Pacific Way, Gearhart, OR 97138  
Phone: 503-738-5501 Fax: 503-738-9355

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February 12, 2018

Att: Cheryl Lund, City of Gearhart Planning Department

Re: **Tentative Land Partition – Ray Romine, Tax Lot 3300**

The tentative land partition application submitted by Ray Romine has been denied. Per the City of Gearhart Fire Protection Standards and the Oregon Fire Code:

1. Mr. Romine has failed to demonstrate his compliance with the City of Gearhart and Oregon Fire Code, Fire Apparatus Access Road Standards.
2. Additionally, the applicant has failed to demonstrate his compliance with the Fire Hydrant spacing, and Fire Flow requirements of the Oregon Fire Code. The OFC requires 1,000 gallons per minute Fire Flow for the fire hydrant.
3. Furthermore, the applicant has failed to follow through with the pre-construction meeting agreement to demonstrate his compliance with all the previously mentioned prior to receiving framing approval. He was permitted to start construction based on that agreement.

**Note:** Per OAR 918-480-0125, exceptions to meeting the specific municipal or fire code standards on Fire Apparatus Access Road, Water Supply and/or Hydrant requirements must be an administrative decision by the City's Fire Chief and/or Building Official. Such notification must be in conjunction with the approval of a land use application under ORS 197.522.

## **Oregon Fire Code (OFC) Requirements:**

**OFC 503 Fire Apparatus Access Road.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.13. See Appendix D.

**OFC 507.3 Fire Flow.** Fire flow requirements for building or portions of building and facilities shall be determined by an approved method. See Appendix B. The minimum fire flow duration requirements for one and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour.

**OFC 507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Appendix C per the Fire Chief.

Please feel free to contact me if you should have any questions or would like further clarification.

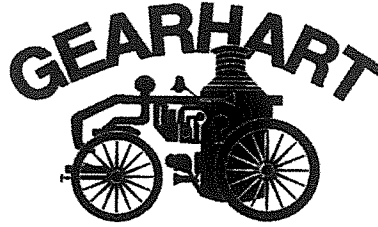
Thank you,



Mark Brien  
City of Gearhart  
Building Official  
mjbrien@outlook.com

Copy to: File

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## Volunteer Fire Department

P.O. Box 2530/670 Pacific Way

Gearhart, Oregon 97138

503-738-7838 / 503-738-9385 (fax)

[gearhartfd@cityofgearhart.com](mailto:gearhartfd@cityofgearhart.com) / [gearhartfire.com](http://gearhartfire.com) (web)

February 21, 2018

FILE NUMBER: File# 17-008P Romine

OWNER: Ray Romine  
2170 Skyline Drive  
Seaside, Oregon 97138  
[romine4@charter.net](mailto:romine4@charter.net)

APPLICANT: Same as above

RE: Fire Department Access & Water Supply Requirements

### **Section 104 – General Authority and Responsibilities**

**104.1 General.** The fire code official is hereby authorized to enforce the provisions of this code as directed in ORS 476.060 and OAR Chapter 837, Division 39 and shall have the authority to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Modifications to this code shall not be less stringent than the minimum fire code adopted by the State Fire Marshal. Such policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided in this code.

**ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 501.4)

### **Access Requirements:**

**FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads of 150-feet or greater shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)

Note: When serving two or less dwelling units and accessory buildings, the driving surface may be reduced to 14 feet, although the unobstructed width shall be 20 feet. Turning radii for curves and turnarounds on reduced width roads shall be not less than 28 feet and 48 feet respectively, measured from the same center point.

**SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the finished construction is in accordance with the approved plans or the requirements of the fire code may be requested. (OFC D102.1) (**Typical surface**, 12-inches of pit run base with 2-inches of ¾ minus as a top layer)

**NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane.

Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)

**Water Supply Requirements:**

**SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for single family dwellings and duplexes served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B. (OFC B105)

**FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1 exception 1)

**FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1. See page 9 for hydrant proximity to FDC. (OFC Appendix C)

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 .....  
 .....  
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**TABLE C105.1  
 NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**


FIRE-FLOW REQUIREMENT (Gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants <sup>a, b, c</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant <sup>d</sup>
1,750 or less	1	500	250

**Conclusion:**

Shall meet all access requirements. Typical hydrant spacing, per Fire Chief, is 500 feet for any type of housing development with one-and-two family dwelling units. Fire flow shall be minimum of 1000gpm, structures greater than 3600 sq. ft. shall meet OFC Appendix B.

If you should have any questions, please contact me.

Respectively,



Bill Eddy  
Fire Chief  
Gearhart Fire

Health Care Facilities that intend to be certified for federal funding shall also meet the standards adopted by the Certification of Medicare and Medicaid Services (CMS), which are regulated and enforced by the Oregon Health Authority and the Office of State Fire Marshal.

For more information regarding certification requirements, see the Construction Project Guide, which is produced by the Facilities Planning and Safety Unit, Oregon Health Authority. [www.healthoregon.org/fps](http://www.healthoregon.org/fps)

**102.12 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

**PART 2—ADMINISTRATIVE PROVISIONS**

**SECTION 103  
DEPARTMENT OF FIRE PREVENTION**

**103.1 (Not adopted.) General.** *The department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.*

**103.2 (Not adopted.) Appointment.** *The fire code official shall be appointed by the chief appointing authority of the jurisdiction; and the fire code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.*

**103.3 (Not adopted.) Deputies.** *In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the fire code official shall have the authority to appoint a deputy fire code official, other related technical officers, inspectors and other employees.*

**103.4 (Not adopted. See ORS 30.265.) Liability.** *The fire code official, member of the board of appeals, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act of omission in the discharge of official duties.*

ORS 30.265 is not a part of this code but is reproduced or paraphrased here for the reader's convenience.  
ORS 30.265 defines the scope of liability of public officers, employees and agents.

**103.4.1 (Not adopted. See ORS 30.285 or ORS 30.287.) Legal defense.** *Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the*

*provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The fire code official or any subordinate shall not be liable for costs in an action, suit or proceedings that is instituted in pursuance of the provisions of this code; and any officer of the department of fire prevention, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.*

ORS 30.285 or ORS 30.287 are not a part of this code but are reproduced or paraphrased here for the reader's convenience.

ORS 30.285 Public body shall indemnify public officers; procedures for requesting counsel; extent of duty of state; obligation for judgment and attorney fees.

ORS 30.287 Counsels for public officers when public funds not to be paid in settlement; effect on liability limit; defense by insurer.

**103.5 Cooperation with other agencies.** For regulations regarding interagency cooperation, see ORS 455.150(8), ORS 479.165, OAR 918-020-0010, OAR 918-020-0020 and OAR 837-039-0110.

ORS 455.150(8), ORS 479.165, OAR 918-020-0010, OAR 918-020-0020 and OAR 837-039-0110 are not a part of this code but are reproduced or paraphrased here for the reader's convenience.

ORS 455.150(8) requires municipalities to create a written plan that specifies how cooperation with the State Fire Marshal or designee of the State Fire Marshal will be achieved and how a uniform fire code will be considered in the review process of the design and construction phases of buildings or structures.

ORS 479.165 requires the State Fire Marshal to develop rules establishing certification of fire officials who review plans, new construction, alterations and specifications from a uniform fire code.

OAR 918-020-0010 and 918-020-0020 establishes a minimum standard for procedures of cooperation between local municipalities and the State Fire Marshal or a designee of the State Fire Marshal.

OAR 837-039-0110 establishes standards for certification of fire officials who review plans, new construction, alterations and specifications from a fire code.

**SECTION 104  
GENERAL AUTHORITY AND RESPONSIBILITIES**

**104.1 General.** The fire code official is hereby authorized to enforce the provisions of this code as directed in ORS 476.060 and OAR Chapter 837, Division 39 and shall have the authority to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Modifications to this code shall not be less stringent than the minimum fire code adopted by the State Fire Marshal. Such policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not

have the effect of waiving requirements specifically provided for in this code.

ORS 476.060 and OAR Chapter 837, Division 39 are not a part of this code but are reproduced or paraphrased here for the reader's convenience.

ORS 476.060 designates local fire marshals, local fire chiefs and chief of police as assistants to the State Fire Marshal by virtue of office held.

OAR Chapter 837, Division 39 regulates the administration of fire prevention programs.

OAR 837-039-0015(2)(b) allows a governmental subdivision to adopt a code that is consistent with state fire protection statutes and, is equal to or more stringent than, the fire code promulgated by the State Fire Marshal.

**104.2 Applications and permits.** The *fire code official* is authorized to receive applications, review *construction documents* and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

**104.3 Right of entry.** Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the *fire code official* has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this code which make the building or premises unsafe, dangerous or hazardous, the *fire code official* shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the *fire code official* by this code. If such building or premises is occupied, the *fire code official* shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the *fire code official* shall first make a reasonable effort to locate the *owner* or other person having charge or control of the building or premises and request entry. If entry is refused, the *fire code official* has recourse to every remedy provided by law to secure entry. Also see ORS 476.150(1).

ORS 476.150(1) is not a part of this code but is reproduced or paraphrased here for the reader's convenience.

ORS 476.150(1) grants permission to the State Fire Marshal and deputies, at all reasonable hours, to enter into all buildings and upon all premises, except private residences, for the purpose of inspection to ascertain if fire hazards exist therein or thereon.

**104.3.1 Warrant.** When the *fire code official* has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an *owner* or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to permit entry therein by the *fire code official* for the purpose of inspection and examination pursuant to this code. See ORS 476.155, 476.160, 476.165 and 476.170.

ORS 476.155, 476.160, 476.165 and 476.170 are not a part of this code but are reproduced or paraphrased here for the reader's convenience.

ORS 476.155 defines when judges are authorized to issue inspection warrants.

ORS 476.160 defines circumstances under which a warrant may be issued.

ORS 476.165 defines established cause to issue a warrant.

ORS 476.170 defines execution of a warrant.

**104.4 Identification.** The *fire code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

**104.5 Notices and orders.** The *fire code official* is authorized to issue such notices or orders as are required to affect compliance with this code in accordance with Sections 109.1 and 109.2.

**104.6 Official records.** The *fire code official* shall keep official records as required by Sections 104.6.1 through 104.6.4. Such official records shall be retained for not less than five years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations in accordance with ORS 192, Public and Private Records; Public Reports and Meetings.

**104.6.1 Approvals.** A record of approvals shall be maintained by the *fire code official* and shall be available for public inspection during business hours in accordance with applicable laws.

**104.6.2 Inspections.** The *fire code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

**104.6.3 Fire records.** The fire department shall keep a record of fires occurring within its jurisdiction and of facts concerning the same, including statistics as to the extent of such fires and the damage caused thereby, together with other information as required by the *fire code official*. Also see ORS 476.090, 476.210(2), 476.220 and 476.270.

ORS 476.090, ORS 476.210(2), ORS 476.220 and ORS 476.270 are not a part of this code but are reproduced or paraphrased here for the reader's convenience.

ORS 476.090 requires the State Fire Marshal to keep records of all fires occurring within the state and all facts concerning the fires.

ORS 476.210(2) requires the fire chief of every city or rural fire protection district to provide the State Fire Marshal with a report of every fire within the jurisdiction of the fire chief.

ORS 476.220 requires the officer making an investigation of a fire to notify the State Fire Marshal and within one week of the occurrence, shall forward the State Fire Marshal a written statement of all facts as requested by the forms provided by the State Fire Marshal.

ORS 476.270 requires an insurance company to immediately make a report to the State Fire Marshal if the insurance company has reason to believe that a fire loss to its insured was caused by incendiary means.

# Part III—Building and Equipment Design Features

## CHAPTER 5

### FIRE SERVICE FEATURES

#### SECTION 501 GENERAL

**501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter. See also Oregon Revised Statutes (ORS) 92.044, 203, 221, 195.065, 368.039, 478.920 and Oregon Administrative Rule (OAR) 918-480-0100.

ORS Chapter 92.044, 203, 221, 368.039, 195.065, 478.920 and OAR Chapter 918 are not a part of this code but are reproduced or paraphrased here for the reader's convenience.

ORS 92.044 is the adoption of standards and procedures governing approval of plats and plans; delegation to planning commission; fees.

ORS 203 is the county bodies; county home rule.

ORS 221 is the organization and government of cities.

ORS 368.039 allows road standards adopted by local government to supersede standards in the fire codes and requires consultation with local fire agency.

ORS 195.065 requires local governments and special districts that provide urban service to enter into urban service agreements. For the purpose of this statute, "urban service" means: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit.

ORS 478.920 describes elements that may be included in the scope of a fire prevention code adopted by a rural fire protection district, including but not limited to: mobile fire apparatus means of approach to buildings and structures, and providing fire-fighting water supplies and fire detection and suppression apparatus adequate for the protection of buildings and structures.

OAR 918-480-0100 describes the procedure for approving the installation of automatic fire sprinklers where fire apparatus access or fire-fighting water supply do not meet local standards.

**501.2 Permits.** A permit shall be required as set forth in Sections 105.6 and 105.7.

**501.3 Construction documents.** *Construction documents* for proposed fire apparatus access, location of *fire lanes*, security gates across fire apparatus access roads and *construction documents* and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

**501.4 Timing of installation.** When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when *approved* alternative methods of protection are provided.

Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

#### SECTION 502 DEFINITIONS

**502.1 Definitions.** The following terms are defined in Chapter 2:

AGENCY.

FIRE APPARATUS ACCESS ROAD.

FIRE COMMAND CENTER.

FIRE DEPARTMENT MASTER KEY.

FIRE LANE.

KEY BOX.

TRAFFIC CALMING DEVICES.

#### SECTION 503 FIRE APPARATUS ACCESS ROADS

**503.1 Where required.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. See Appendix D.

**503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

**Exception:** The *fire code official* is authorized to modify Sections 503.1 and 503.2 where any of the following applies:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

doors shall comply with Chapter 10. Access doors for *high-piled combustible storage* shall comply with Section 3206.6.1.

**504.3 Stairway access to roof.** New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a *stairway* to the roof. *Stairway* access to the roof shall be in accordance with Section 1009.13. Such *stairway* shall be marked at street and floor levels with a sign indicating that the *stairway* continues to the roof. Where roofs are used for roof gardens or for other purposes, *stairways* shall be provided as required for such occupancy classification.

## SECTION 505 PREMISES IDENTIFICATION

**505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

**505.2 Street or road signs.** Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs.

## SECTION 506 KEY BOXES

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*.

**Exception:** Pharmacies in accordance with OAR 855-041-0035.

**506.1.1 Locks.** An *approved* lock shall be installed on gates or similar barriers when required by the *fire code official*.

**506.1.2 Key boxes for nonstandardized fire service elevator keys.** Key boxes provided for nonstandardized fire

service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and *approved* by the *fire code official*.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the *fire code official*.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).

**Exception:** A single key box shall be permitted to be located adjacent to a *fire command center* or the non-standard fire service elevator key shall be permitted to be secured in a key box used for other purposes and located in accordance with Section 506.1.

**506.2 Key box maintenance.** The operator of the building shall immediately notify the *fire code official* and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

## SECTION 507 FIRE PROTECTION WATER SUPPLIES

**507.1 Required water supply.** An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**507.2 Type of water supply.** A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

**507.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

**507.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.



## FIRE SERVICE FEATURES

**507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. See Appendix B.

**507.4 Water supply test.** The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official* or approved documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system.

**507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. See Appendix C.

**507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

### Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

**507.5.1.1 Hydrant for standpipe systems.** Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 m) of the fire department connections.

**Exception:** The distance shall be permitted to exceed 100 feet (30 m) where approved by the *fire code official*.

**507.5.2 Inspection, testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the *fire code official*. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards.

**507.5.3 Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

**507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

ORS 811.550(16) is not a part of this code but reproduced or paraphrased here for the reader's convenience.

ORS 811.550(16) prohibits parking within 10 feet (3048 mm) of a fire hydrant.

OAR 860-024-0010 is not a part of this code but is reproduced or paraphrased here for the reader's convenience.

OAR 860-024-0010 is an Oregon Public Utility Commission rule that adopts the National Electrical Safety Code (NESC). The NESC contains rules that limit the placement of a fire hydrant a minimum of 4 feet (1219 mm) from any supporting structure for electrical equipment, such as transformers and poles.

**507.5.6 Physical protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

## SECTION 508 FIRE COMMAND CENTER

**508.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5.

**508.1.1 Location and access.** The location and accessibility of the *fire command center* shall be approved by the fire chief.

**508.1.2 Separation.** The *fire command center* shall be separated from the remainder of the building by not less than a 1-hour *fire barrier* constructed in accordance with Section 707 of the *International Building Code* or *horizontal assembly* constructed in accordance with Section 711 of the *International Building Code*, or both.

**508.1.3 Size.** The *fire command center* shall be a minimum of 200 square feet (19 m<sup>2</sup>) in area with a minimum dimension of 10 feet (3048 mm).

**508.1.4 Layout approval.** A layout of the *fire command center* and all features required by this section to be contained therein shall be submitted for approval prior to installation.

**508.1.5 Required features.** The *fire command center* shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.

## APPENDIX C

# FIRE HYDRANT LOCATIONS AND DISTRIBUTION

*The provisions contained in this appendix are adopted by the State of Oregon.*

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### SECTION C101 GENERAL

**C101.1 Scope.** Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed.

### SECTION C102 LOCATION

**C102.1 Fire hydrant locations.** Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

### SECTION C103 NUMBER OF FIRE HYDRANTS

**C103.1 Fire hydrants available.** The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

### SECTION C104

#### CONSIDERATION OF EXISTING FIRE HYDRANTS

**C104.1 Existing fire hydrants.** Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

### SECTION C105 DISTRIBUTION OF FIRE HYDRANTS

**C105.1 Hydrant spacing.** The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

**Exception:** The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

**TABLE C105.1  
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>a, b, c</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT <sup>d</sup>
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more <sup>e</sup>	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.