



## Exhibit J

# SANDY FIRE DISTRICT NO. 72 Fire Prevention Division

### E-mail Memorandum

To: [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us)  
From: Gary Boyles  
Date: September 28, 2021  
Re: The Pad Townhomes (File No. 21-046)

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Review and comments are based upon the current version of the Oregon Fire Code (OFC) as adopted by the Oregon Office of State Fire Marshal. The scope of this review is typically limited to fire apparatus access and water supply, although the applicant shall comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. References, unless otherwise specified, include provisions found in the Metro Code Committee's Fire Code Applications Guide, OFC Chapter 5 and appendices B, C and D.

### COMMENTS:

#### General

1. Construction documents detailing compliance with fire apparatus access and fire protection water supply requirements shall be provided to Sandy Fire District for review and approval prior to building permit submittal.
2. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
3. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property, including monument signs.

#### Fire Apparatus Access

**FIRE APPARATUS ACCESS ROAD** (as defined by the OFC). A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

1. Fire apparatus access roads shall be within 150 feet of all portions of the exterior wall of the first story of any building as measured by an approved route around the exterior of the building. An approved turnaround will be required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet.
2. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround.
3. Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be as level as possible and have a maximum of 5 percent grade with the exception of crowning for water run-off. Considerations of grades up to 15 percent may be allowed with a proposed alternate in accordance with the provisions of ORS 455.610(5).
4. Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet and an unobstructed vertical clearance of 13 feet 6 inches is to be maintained.
5. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (gross vehicle weight).
6. The inside turning radius and outside turning radius for fire apparatus access roads shall be not less than 28 feet and 48 feet respectively, measured from the same center point.
7. Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "NO PARKING-FIRE LANE" signs shall be placed on one or both sides of the roadway and in turnarounds as needed.

#### Firefighting Water Supplies

1. The minimum available fire-flow and flow duration for commercial and industrial buildings shall be as specified in OFC Appendix B. In no case shall the resulting fire-flow be less than 1,500 gpm at 20 psi residual.
2. Fire flow testing will be required to determine available fire flow. Testing will be the responsibility of the applicant. Applicant to contact the City of Sandy Public Works for testing information and requirements and notify the Fire Marshal prior to fire flow testing.
3. For commercial and industrial buildings served by a municipal water system where a portion of the building is more than 400 feet from a fire hydrant on a fire apparatus access road (600 feet for buildings equipped throughout with an approved automatic sprinkler system), as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.

4. If applicable, fire department connections (FDC) shall be located within 100 feet of a fire hydrant. All FDC's shall be permanently labeled with appropriate address in which it serves and shall be accessible and visible from the fire apparatus access road.
5. The minimum number and distribution of fire hydrants shall be in accordance with City of Sandy requirements and OFC Appendix C.
6. Fire hydrants installed within the Sandy Fire District shall comply with the following requirements:
  - a. Flow requirements and location of fire hydrants will be reviewed and approved by Sandy Fire upon building permit submittal.
  - b. Each new fire hydrant installed shall be ordered in an OSHA safety red finish and have a 4-inch non-threaded metal faced hydrant connection with cap installed on the steamer port. If a new building, structure, or dwelling is already served by an existing hydrant, the existing hydrant shall also be OSHA safety red and have a 4-inch non-threaded metal faced hydrant connection with cap installed.

**NOTE:**

Sandy Fire District comments may not be all inclusive based on information provided. A more detailed review may be needed for future development to proceed.

**Please do not hesitate to contact Fire Marshal Gary Boyles at 503-891-7042 or [fmboyles.sandyfire@gmail.com](mailto:fmboyles.sandyfire@gmail.com) should you have any questions or concerns.**