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**HB 2001 question**

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Thu, Oct 7, 2021 at 11:02 AM

To: "Kelly O'Neill Jr." &lt;koneill@ci.sandy.or.us&gt;, STUCKMAYER Ethan \* DLCDC &lt;Ethan.STUCKMAYER@dlcd.oregon.gov&gt;

Cc: Emily Meharg &lt;emeharg@ci.sandy.or.us&gt;, Shelley Denison &lt;sdenison@ci.sandy.or.us&gt;

Hey Kelly,

Of course! We grappled with this question as part of rulemaking. Because Oregon Fire Code is provided by the state, a local government would not be violating the requirement to allow a duplex "on each lot or parcel" if a subdivision did not meet this standard. There's a difference as to whether a duplex is "allowed" and whether it is "permitted".

For example, if someone created a 29-lot subdivision and indicated they would only build SFDs to avoid providing a fire apparatus turnaround, if an applicant came in later to apply for a building permit for a duplex, the city retains the ability to withhold issuing permit until a fire apparatus is provided. They would not be in violation of HB 2001 by doing so.

This same concept can be applied to other types of infrastructure planning as well, such as sizing of pipes and roadways. This creates an incentive for the subdivider to accurately convey the type of housing that will be built at the subdivision stage.

Best,

**Sean Edging**

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**From:** Kelly O'Neill Jr. <koneill@ci.sandy.or.us>**Sent:** Thursday, October 7, 2021 7:55 AM**To:** STUCKMAYER Ethan \* DLCDC <Ethan.STUCKMAYER@dlcd.oregon.gov>; EDGING Sean \* DLCDC <Sean.EDGING@dlcd.oregon.gov>**Cc:** Emily Meharg <emeharg@ci.sandy.or.us>; Shelley Denison <sdenison@ci.sandy.or.us>**Subject:** HB 2001 question

Sean and Ethan,

I hope all is well. I have an HB2001 related question. How do the HB2001 rules anticipate compliance with Appendix D of the Oregon Fire Code? That appendix contains access requirements and design guidelines for fire apparatus turnarounds. Section D107 states that any roads (i.e. subdivision or combination thereof) with access to 30 or more dwellings shall install a second fire emergency access. If we approve a 29 lot subdivision we have to assume the potential for 58 dwellings. How do you see HB2001 and the Oregon Fire Code working together?

I believe that any subdivision with more than 14 lots will trigger a second access road now or at the very least the requirement for every dwelling to include sprinklers. Do you agree?

<https://codes.iccsafe.org/content/OFC2019P1/appendix-d-fire-apparatus-access-roads>

Thanks for your help. -Kelly

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