



# EXHIBIT M

## SANDY FIRE DISTRICT NO. 72

### Fire Prevention Division

#### E-mail Memorandum

To: Sandy Planning Department

From: Gary Boyles

Date: August 10, 2021

Re: Deer Meadows 32-lot Subdivision File No. 21-014 SUB/TREE

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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. All future construction activities shall comply with the applicable Oregon Fire Code.
2. Compliance with the following conditions is required prior to the commencement of any new use or occupancy.
  - a. construction plans detailing access and water supply requirements are to be submitted to the Fire District for review and approval.
  - b. Any additional information required by the Fire District, such as details and specifications, must be provided.
  - c. All required inspections, corrections, and final approvals from the Fire District must be obtained.
3. 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 upon building permit submittal.

4. 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.
5. 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. When the Sandy Planning De distance between the grade plane and a building's highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this requirement, the highest roof surface shall be determined by measurements to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. If buildings are more than 30 feet in height, as measured above, the following requirements apply:
  - a. Aerial fire apparatus access roads shall be provided and have a minimum unobstructed width of 26 feet exclusive of shoulders or parking, in the immediate vicinity of the building or portion thereof that will accommodate aerial operations.
  - b. The aerial fire apparatus access road shall be located not less than 15 feet nor greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.
  - c. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

- d. Overhead utility and power lines shall not be located within the aerial fire apparatus access road or between the aerial fire apparatus access road and the building.
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.
8. 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.

### 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. The minimum available fire flow for one- and two-family dwellings served by a municipal water supply shall be 1,000 gpm at 20 psi residual provided the fire area of the dwelling(s) does not exceed 3,600 square feet. For dwellings that exceed 3,600 square feet, the required fire-flow shall be determined in accordance with OFC Appendix B, Table B105.1(2).
3. 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.
4. For one- and two-family dwellings served by a municipal water system, all portions of the dwellings shall be located within 600 feet from a fire hydrant on a fire apparatus access road, as measured in an approved route that is approved by the fire code official (The intent is that not more than 600 feet of hose will have to be laid out to reach all portions of the exterior grade level of a structure).
5. Prior to the start of combustible construction, required fire hydrants shall be operational and accessible.
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.

7. The minimum number and distribution of fire hydrants shall be in accordance with City of Sandy requirements and OFC Appendix C.

**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.**