



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7000 Fax (509) 962-7682

Pre-Application Conference Notes

Project Name: The Bull Ranch Development

Project Location: Kittitas Highway/Bull Road

Project Fire Protection district: 2 – Kittitas Valley Fire Rescue

X Fire Apparatus Access road to be compliant with current International Fire Code Appendix D and County Road Standards.

If the development is gated, a Fire Marshal permit for a gate is required. Knox key access is required. This can be accomplished with the installation of a Knox brand keyway switch that will actuate the automatic gate opener. If the gate is not motorized, a Knox brand padlock or Knox key box will be required to allow for emergency access.

X Key box required

International Fire Code 506. Contact Knox Company and choose a product that will facilitate rapid access to a restricted area for fire and life-saving purposes. Gates require immediate access – can be in the form a Knox padlock or key switch that will activate the gate opener.

This is not required if no gate is proposed for your project.

X Fire Flow

Fire flow is the amount of water required for use by the fire department for fire suppression purposes. This is not related to hydraulic demands for an automatic sprinkler system. Fire flow is determined by the square footage and type of construction of the building.

Provide Fire Marshal with square footage of largest proposed structure for this project for the final phase and the type of construction. The Fire Marshal will determine the amount of water required for this project for manual firefighting purposes. Some projects may require the installation of a fire water tank for this purpose. A Fire Marshal permit is required for fire water tanks.

The International Fire Code Appendix B shall be used to determine water gallons per minute requirements.



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X Hydrant System

A fire hydrant system will be required. Contact Fire Marshal to confirm hydrant spacing and flow requirements.

International Fire Code Appendix C and D shall be used to determine spacing. The Fire Marshal will determine hydrant spacing using Appendix D, the square footage of the largest proposed structure in the development, and the type of construction.

If the largest proposed structure is to be no greater than 3600 square feet, fire flow requirements shall be a minimum of 1000 GPM for 1-hour flow. If there are larger structures proposed or commercial occupancies or assembly, such as a club house, these requirements may change. Fire hydrant spacing would be 1 hydrant for every 500 feet in this scenario. Fire hydrants shall be located on corners and approaches to cul-de-sacs where possible.

The installation of the fire hydrant system shall undergo the following inspections: underground piping to include piping schedule, depth, bedding, unions, anchoring, thrust blocking. An approval for cover will then be given. Hydro testing, flushing, and flow testing shall also be performed for final inspection.

Contact the Fire Marshal to determine inspection schedule and commissioning of the hydrant system.

Fire hydrant specifications: Front large diameter port shall require a 5" Storz adaptor with cap. The two side ports shall be 2.5" NHT Male with caps. Confirm operating nut size with Fire Marshal.

After final, the fire hydrants shall be flow tested periodically to confirm flow rate.

Fire Alarm

A fire alarm system may be required depending on intended use and occupancy levels. This requirement is determined during the plan review stage. If required, a Fire Marshal permit for a detection system is also required. The alarm system would require monitoring by a base station alarm service and must be service annually by a third party.

Fire Sprinkler System

An automatic sprinkler system may be required depending on the building size, occupancy, and intended use. This requirement is determined during plan review. If required, a Fire Marshal Suppression System permit is also required. Sprinkler systems in commercial occupancies require annual inspection by a third party.

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FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEI, CVFI



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Emergency Responder Radio Coverage – IFC 510, NFPA 72 Chapter 24, NFPA 1221 require an assessment of the emergency responder radio system at the exterior of the project and within the structure. If radio signal inside the structure does not meet specified signal strength, an ERRC system is required. A consultant may need to be involved to assess the radio signal coverage outside and inside the new structure to determine signal quality and the need for an ERCC system. This would be a collaborative process involving the Fire Marshal and Kittcom 911 Communications Center.

Fire Extinguishers Required

Fire extinguishers are required for every 75 feet of travel and must be mounted so that the top is no more than 4 feet off of the floor. Extinguishers must be inspected and certified each year by a third party vendor. Extinguishers must be greater than 4lb in size for most occupancies and be of the 10:A 20:BC type.

Other potential permits needed:

Backup Generator

If a backup generator is proposed, a Fire Marshal Permit for a generator is required.

Propane Tank

If a propane tank is proposed, a Fire Marshal fuel tank permit is required.

Water Tank

If a water storage tank is proposed for fire suppression, a Fire Marshal water tank permit is required.

Commercial Kitchen Hood

If your project involves food preparation, a fryer, cook station, stove, or cooktop, a kitchen hood is required. The Fire Marshal will determine if a Class I grease hood or Class II hood is required. Class I hoods are required where grease vapors exceed a minimum threshold. These hoods also require an automatic hood extinguishment system. Hoods must be cleaned and maintained. The extinguishment systems must be inspected and serviced by a third party every 6 months. The Fire Marshal's office inspects logs and verifying compliance by checking the service tags affixed by the service provider. A Fire Marshal permit for a Class I hood is required for Class I hoods. The hood type and need for a permit is determined during plan review. Some domestic appliances may require a domestic hood and not a commercial hood.



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Fuel Tanks

If your project involves bulk storage of a hazardous material such as a combustible or flammable liquid, like gasoline, diesel fuel, heating oil, etc. a Fire Marshal Fuel Tank permit is required. Spill containment is required if the aggregate storage exceeds 660 gallons.