



# KITTTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



February 8, 2023

To: Whom It May Concern  
Re: SI-23-00001 Manastash Estates

**Fire Apparatus Access Road** – *Comply with the current edition of the International Fire Code (IFC) Section 503 and Appendix D, Kittitas County Code (KCC) Road Standards Title 12, and the International Wildland Urban Interface Code (IWUIC) Chapter 4. Any areas designating a fire lane shall be marked as such in accordance with the International Fire Code, typically red painted striping, and permanent signage.*

Required  
Comments:

**Key Box Required** – *Comply with the current edition of the IFC Section 506 and KCC Title 20. Contact Knox Company (knoxbox.com) and choose a product that will facilitate rapid access to a gated or otherwise restricted areas for the purpose of firefighting and life safety operations. These Knox devices shall be installed near the primary entrance to the property/building and any gates require a permit through the Kittitas County Fire Marshal's Office (KCFMO). This shall be enforced, additionally, to any and all gates installed. Gates shall be installed according to IFC Section 503.5 – 503.6 and KCC Title 20.03.*

Required  
Comments:

**Fire Flow** – *Fire flow is the amount of water required for fire suppression by the fire department/district. This is not related to hydraulic demands related to automatic fire sprinkler systems. Fire flow is determined by the square footage and type of building construction. Fire flow documentation must be provided to the KCFMO previous to final inspection. Fire flow must comply with IFC Appendix B. In cases where buildings/structures do not exist yet, the reference of NFPA 1142, 22, 20, and 24 may be required. This requirement provides for a reduction of the fire flow if the structures are protected with an approved fire sprinkler systems installed in accordance with the IFC Chapter 9.*

Required  
Comments:

**Fire Hydrant System** – *When required, the fire hydrant system shall comply with IFC Appendix C and Section 507. Contact the KCFMO to determine hydrant spacing, flow requirements, and discharge port specifications. Depending on the proposed project, the hydrant system may need to comply with sections in NFPA 22, 24, and/or 25. Hydrants systems require a KCFMO permit. If a fire pump is needed to ensure the proper operation of a hydrant system a KCFMO permit is required.*

Required  
Comments:



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**Fire Alarm System** – *When required, the fire alarm system shall comply with IFC Section 907 and NFPA 72. This will be determined at the review stage and will require monitoring by a base station alarm service and annually serviced by a third party. These systems also require a KCFMO permit.*

Required

Comments:

**Automatic Fire Sprinkler System** – *When required, the automatic fire sprinkler system shall comply with IFC Section 903 and applicable NFPA standards depending on building construction and occupancy types. This will be determined at plan review and shall require a KCFMO Fire Sprinkler Permit. Fire sprinkler systems in commercial occupancies will require annual servicing and inspection from a third-party. Proof of these annual inspections will be required at the commercial occupancy's annual KCFMO Fire and Life Safety Inspection.*

Required

Comments:

**Emergency Responder Radio Coverage System (ERRCS)** – *All commercial level structures/projects are required to have a radio frequency evaluation performed to indicate if an ERRCS shall be required. If that evaluation indicates, the ERRCS shall be installed in accordance with WAC 51-54A-0510, IFC 510, NFPA 72 Chapter 24, and NFPA 1221. These codes and standards provide minimum signal strength requirements inside and outside the structure. If the signal strength does not meet the minimum requirements a consultant may be required to assess if the structure will require an ERRCS. If required, the KCFMO and Kittcom 911 will work collaboratively to ensure the ERRCS is compliant with the above codes and standards.*

Required

Comments:

**Fire Extinguishers** – *Fire extinguishers are required for every 75' of travel and must be mounted so that the top of the extinguisher is no more than 4' above the floor. Fire extinguishers must be serviced annually by a third party inspector and be a minimum of 4lbs and be of type 10:A 20:BC.*

Required

Comments:

**Wildfire Prevention** – *All residential, commercial residential, and commercial structures will receive a WUIC evaluation upon submission of the Preliminary Site Analysis, unless Pre-Application Approval is granted. Shortly after pre-application approval the KCFMO will perform a WUIC evaluation and attach it to the official comments. The WUIC requirements will comply with the IWUIC.*

Required

Comments:

**Fire and Life Safety Inspection** – *All non-residential projects will receive an initial Fire and Life Safety Inspection in order to acquire certificate of occupancy. Those same projects will receive annual Fire and Life Safety Inspections each*



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*year after the initial inspection until the project has been rendered unused. These inspections will comply with the current IFC and other applicable NFPA standards.*

Required  
Comments

I have no comments or requirements at this time. Ensure the sign does not interfere with ingress or egress of people or emergency response to the development.

Thank you for your time.

Deputy Fire Marshal,  
Joseph A Dietzel