



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000

Pre-Application Conference Notes CU-22-00001

Project Name: Apostolic Faith United

Project Location: 141 Rein Rd 951598

Project Fire Protection district:

X Fire Apparatus Access road to be compliant with 2018 International Fire Code Appendix D and County Road Standards. The road used to access the storage units and to drive around the building is considered a fire lane.

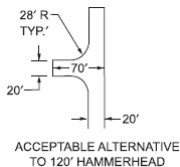
SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. 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 asphalt, concrete, or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.



The above example from Figure D103.1 is used to illustrate turn radius requirements throughout the complex of 28 feet.

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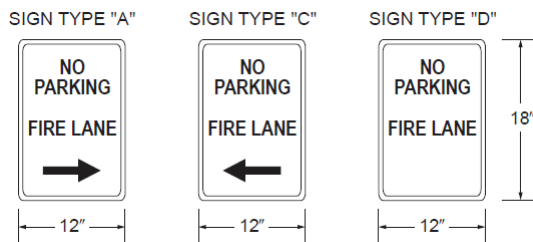


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D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved by the fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.



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503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

D103.6.1 Roads 20 to 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

❖ This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

The fire lanes must be 20 feet wide.

Kittitas County Code Concerning Fire Apparatus Access:

Chapter 20.02 Fire Apparatus Access

Sections

[20.02.010](#) Definitions.

[20.02.020](#) Grade.

[20.02.030](#) Driveways.

[20.02.040](#) Fire lanes.

[20.02.050](#) Bridges.

20.02.010 Definitions.

Fire apparatus access road--An approved route that is always available for use by fire trucks and emergency services apparatus, and is designed to meet fire equipment load and access requirements. ([Ord. 2010-005](#), 2010)

20.02.020 Grade.

Any fire apparatus access road hereafter created shall Comply with KCC [12.04.080](#) ([Ord. 2021-003](#), 2021; [Ord. 2019-013](#), 2019; [Ord. 2016-008](#), 2016; [Ord. 2010-005](#), 2010)

20.02.030 Driveways.

Any County driveway hereafter created longer than 150' in length shall comply with KCC [12.04.080](#), Table 4-4B. ([Ord. 2021-003](#), 2021; [Ord. 2010-005](#), 2010)

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20.02.040 Fire lanes.

Fire lanes shall remain clear from obstructions, including snow accumulations, vehicles, and any other impediment to emergency services response. ([Ord. 2010-005](#), 2010)

20.02.050 Bridges.

Any bridge or box culvert hereafter erected, modified, altered, or repaired shall meet a live load bearing of no less than 75,000 lbs. All box culvert, bridge designs, and load ratings shall be stamped by a registered professional engineer in the State of Washington. An approved sign with the load rating shall be posted on the ingress side of the bridge.

New bridges and repairs of existing bridges shall require a permit through Kittitas County Public Works. ([Ord. 2021-003](#), 2021; [Ord. 2010-005](#), 2010)

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 of a Knox padlock or key switch that will activate the gate opener.

You may visit www.knoxbox.com and select

2018 IFC Keyboxes

SECTION 506 KEY BOXES

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*.

Kittitas County Code Concerning Key Boxes:

Chapter 20.04 Key Boxes

Sections

[20.04.010](#) Key boxes.

20.04.010 Key boxes.

A Key Box shall be installed on all buildings, occupancies, or premises that are equipped with a fire protection



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system, and all other buildings or appurtenances where immediate access may be necessary, including gates to private communities, private roads, etc. The key box shall be an approved type and installed in a location recommended by the Fire Marshal and shall contain keys or codes to gain necessary access.

Exception: Single-family residences not used as a bed and breakfast, duplexes, and other type R-2 occupancies which do not meet the minimum requirements as listed above, are exempt. ([Ord. 2010-005](#), 2010)

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.

SECTION 507

FIRE PROTECTION WATER SUPPLIES

507.1 Required water supply. An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

507.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

507.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

507.3 Fire flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method.

507.4 Water supply test. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official* or *approved* documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system.

Hydrant System

A fire hydrant system may be required. Contact Fire Marshal to determine hydrant spacing, flow requirements, and discharge port specifications.



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507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

Fire Alarm

A fire alarm system may be required depending on the 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 serviced annually by a third party.

If fire sprinklers are installed, the water flow will need to be monitored by an NFPA 72 Fire Alarm system.

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 an annual inspection by a third party.

Emergency Responder Radio Coverage – IFC 510, NFPA 72 Chapter 24, NFPA 1221 requires an assessment of the emergency responder radio system at the exterior of the project and within the structure. If the 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.

X 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.



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This project or components involved in it will be subject to annual fire and life safety inspections by the Fire Marshal's office.

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 are determined during plan review. Some domestic appliances may require a domestic hood and not a commercial hood.

Fuel Tanks

If your project involves bulk storage of 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.

The tank will require NFPA 704 placarding to indicate the hazard and vehicle impact protection.

Fuel tanks being for \ un-supervised motor vehicle fuel dispensing are required to have an emergency fuel shutoff with signage indicating location, required IFC signage, and a fire extinguisher located in proximity. The Fire Marshal will provide code references during plan review.



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After permit final and occupancy is given, this facility will be subject to annual Fire and Life Safety Inspections by the Fire Marshal.

Kittitas County Code Concerning Fire and Life Safety Inspections:

20.05.010 Authority.

The Fire Marshal, or his/her designee, is authorized to inspect the following nonresidential occupancies in unincorporated Kittitas County;

1. Hospitals;
2. Nursing homes;
3. Assisted living facilities;
4. Medical Centers;
5. Schools;
6. Daycare facilities;
7. Any other recreational and/or educational centers, including but not limited to camps, riding arenas, etc.;
8. Retail stores;
9. Business offices;
10. Dining and entertainment establishments;
11. Industrial and manufacturing facilities;
12. Special events located in nonresidential occupancies;
13. Special events located in residential occupancies where a special event permit has been issued;
14. Repair garages and automotive maintenance garages;
15. Places of assembly;
16. Spray booth facilities; and
17. All other nonresidential occupancies which may pose a fire or life safety hazard to the public or employees, or as listed in the International Fire Code, as adopted in Title 14.

The Fire Marshal, or his/her designee, is also authorized to inspect the following residential occupancies in unincorporated Kittitas County;

1. The common areas of apartments and condominiums;
2. Commercial Vacation rentals;
3. Lodges, hotels, and motels;
4. Mobile home parks; and
5. Recreational Vehicle parks

Exceptions:

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1. The Fire Marshal or Deputy Fire Marshal will not make entrance into the individual apartment or condominium units unless a specific request is made by the occupant or owner of the property. A landlord may not grant permission to enter a premise that has a tenant.
2. Single-family residences and duplexes shall not be regulated under this code. (Ord. 2010-005, 2010)

20.05.020 Process.

Any public or private business, including any building or property associated with such business to which the public or employees may make entrance into or upon, shall be required to have an annual fire and life safety inspection. Fire and life safety inspections shall occur during business hours of the business or Monday through Friday, at the discretion of the Fire Marshal. Inspections may or may not be scheduled prior to inspection of the premises. Each business is responsible for payment of the fees assessed for the annual Fire and Life Safety inspection. Failure to pay the fee set by the County for an annual inspection may result in enforcement action as adopted by Title 18 of the Kittitas County Code. Nothing in this title shall limit the remedies available to the County as set forth in the International Fire Code, International Property Maintenance Code, or other County Ordinance or state law. (Ord. 2010-005, 2010)

20.05.030 Operational permits.

Any business or person engaging in any type of operation as defined in Section 105.6 of the International Fire Code shall first apply for and receive an Operational Permit from the Fire Marshal. Inspections of the type of operation shall be required on an annual basis. The permit is valid for a prescribed period, or until such time as it is revoked by the Fire Marshal. (Ord. 2010-005, 2010)

An annual inspection registration form is provided at the end of this document. This application form must be completed and returned to the Fire Marshal prior to permitting final.



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Fire & Life Safety Annual Inspection Registration

Please return to: (411 N. Ruby St. Suite #3 Ellensburg, WA)

Application Date:	<input type="checkbox"/> Initial	<input type="checkbox"/> Renewal	Occ. #			
Business Name: (DBA)		Phone #:				
Physical Address:	Zip Code:	Region:				
Mailing Address:	Zip Code:					
Business Legal Name:		Email:				
Owner:		Phone #				
Manager:		Phone #				
Property/Building Owner:		Phone #				
Description of Operation:						
Hours of Operation:		Number of Employees:				
Mon: -	Tue: -	Wed: -	Thu: -	Fri: -	Sat: -	Sun: -
Emergency Contact:		Phone #:	After Hours:	Phone #:		

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I hereby state that the above information is correct. I further agree to and hereby grant to the Kittitas County Fire Marshal's Office the right to enter onto the premises as described for this business registration, for the purpose of making such inspections and tests as may be required. This registration is valid until renewed or revoked and is non-transferrable.

Owner / Authorized Agent on Commercial Structures

Signature: _____ Print Name: _____

Title: _____ Phone #: _____ Date: _____