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# Kittitas County Code

## Title 20 | FIRE AND LIFE SAFETY

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### Chapter 20.01

#### General Authority and Responsibilities

##### Sections

- 20.01.010 Fire district.
- 20.01.020 Fire Marshal.
- 20.01.030 Stop work order.
- 20.01.040 Limited commission.
- 20.01.050 Violations--penalties.

##### **20.01.010 Fire district.**

The Chief of the Fire District, or his/her authorized designee, is authorized to implement a burn permit system and take such lawful action, including the writing and issuance of citations for civil infractions, as may be required to enforce the provisions of the outdoor burning ordinance codified in this title. (Ord. 2010-005, 2010)

##### **20.01.020 Fire Marshal.**

The Fire Marshal is authorized to render interpretations of the codes, as mandated by state law and adopted by Kittitas County, and make and enforce such rules and regulations for the prevention and control of fires and fire hazards necessary to carry out the application and intent of this code. (Ord. 2010-005, 2010)

### **20.01.030 Stop work order.**

Whenever any work is being done contrary to the provisions of the International Fire Code, International Residential Code, International Property Maintenance Code, International Mechanical Code or the Kittitas County Code, which pertain to fire and life safety, the Fire Marshal may order the work stopped by notice in writing served on any person engaged in the doing or causing such work to be done, or by posting such notice in a conspicuous place on the premises where the violation is occurring, and any such person shall stop such work until authorized by the Fire Marshal to proceed with the work.

Whenever any work is being done contrary to the provisions of this code, the Fire Marshal may order the violations corrected without ordering all work stopped by issuing a correction notice which identifies the violation. The correction notice may require re-inspection prior to further construction. The correction notice shall be served or posted in the same manner as the Stop Work Order. (Ord. 2021-003, 2021; Ord. 2010-005, 2010)

### **20.01.040 Limited commission.**

The County Sheriff or his/her designee may appoint deputies from the Fire Marshal's Office. Such officers shall have the power of citation as may be appropriate and necessary for the proper performance of the duties of their office. Upon such appointment being made, the County Sheriff shall issue to the appointee a limited commission card. The appointment shall continue until the appointee is permanently terminated from county employment, but may be revoked at any time by the County Sheriff. (Ord. 2010-005, 2010)

### **20.01.050 Violations--penalties.**

All violations of this Title shall be through Title 18. Penalties shall be as defined in Title 18. (Ord. 2010-005, 2010)

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## **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)

#### **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~~ Public Services.  
(Ord. 2021-003, 2021; Ord. 2010-005, 2010)

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## **Chapter 20.03**

### **Gates**

#### **Sections**

20.03.010 Definitions.

20.03.020 Gates.

#### **20.03.010 Definitions.**

**Private Road**--An access road serving 3 or more lots, residences or multi-family units, that is privately owned and maintained for the use of the owner(s) or those having expressed or implied permission from the owner(s). (Ord. 2010-005, 2010)

#### **20.03.020 Gates.**

Any gate hereafter installed on any private road within Kittitas County shall meet the following conditions:

1. The width of the gate shall be no less than 16 feet,
  2. Any locking mechanism must be approved by the Fire Marshal,
  3. The locking mechanism shall be electronic or key operated, with a Fire Marshal approved key box located at the gate,
  4. Any electronic codes for the gate shall be given to the fire district and left in the approved key box. Upon any change to the code, the fire district shall be notified immediately as to the new code, and the key box shall be updated.
  5. A permit shall be issued by the Fire Marshal prior to the commencement of any work. (Ord. 2010-005, 2010)
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## **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 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)

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## **Chapter 20.05**

### **Fire and Life Safety Inspections**

## **Sections**

20.05.010 Authority.

20.05.020 Process.

20.05.30 Operational permits.

20.05.31 Temporary business permits.

20.05.040 Construction permits.

20.05.050 Assembly/special event permits.

20.05.060 Fees.

### **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:

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)

#### **20.05.30 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 time period, or until such time as it is revoked by the Fire Marshal. (Ord. 2010-005, 2010)

#### **20.05.31 Permits for temporary businesses.**

Any temporary or seasonal business shall be required to apply for and receive a Temporary Operational Permit prior to opening for business. Applications shall be received by the Fire Marshal's Office no later than 14 days prior to the date the business is to begin operations. A fire and life safety inspection shall be conducted prior to the business opening to the public. (Ord. 2010-005, 2010)

#### **20.05.040 Construction permits.**

A construction permit is required when a safety related system or hazardous material storage is installed or an existing system or facility is modified, as stated in Section 105.7 of the International Fire Code. A plan review of the installation shall be approved prior to the installation of the system. An inspection of the system shall be conducted by the fire inspector prior to system initiation. (Ord. 2010-005, 2010)

#### **20.05.050 Assembly/special event permits.**

Public assembly/special event permits are required for events held inside a structure or outdoors where people may be confined by fences, walls, buildings, trees, or are located in any area where egress may not be adequate. Assembly/Special Event Permits are required for events including but not limited to trade shows, exhibits, conventions, meetings, food festivals, farmer's markets, street fairs, art festivals, music festivals, or similar functions. The following criteria apply when determining whether an Assembly/Special Event Permit is required:

1. The calculated load is 50 people or greater,
2. These gatherings are not physically laid out in accordance with floor plans approved as part of the annual fire and life safety inspections.

Exceptions:

1. An Assembly/Special Event permit is not required for events at public assemblages which conform to seating plans approved under the annual fire and life safety permit. If the seating plan is altered for the gathering, a permit is required.

Inspections for these events shall occur prior to the event opening, and may, by nature of the event, need to be conducted on weekends or after normal business hours. (Ord. 2010-005, 2010)

#### **20.05.060 Fees.**

Fees shall be set by resolution of the Board of County Commissioners. Failure to pay the fee set by the County or receive a passing inspection shall be grounds for revocation of a permit granted under sections KCC 20.05.030 and 20.05.031, or enforcement as adopted by Title 18 of the Kittitas County Code. (Ord. 2010-005, 2010)

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## **Chapter 20.06**

### **Generators**

#### **Sections**

20.06.010 Definitions.

20.06.020 Authority.

20.06.030 Permits.

#### **20.06.010 Definitions.**

**Portable generator**--a generator which can be moved at any time, is hooked up to a fuel line, has to be manually started and hooked up to the building loads.

**Whole-house generator**--also known as a stationary or standby generator is permanently set in one location, can start immediately either by push of a button or automatically because it is already hooked into the house wiring and to the fuel source. (Ord. 2010-005, 2010)

#### **20.06.020 Authority.**

The Fire Marshal or his/her designee is authorized to permit and inspect the installation of stationary, whole-house generators placed within the unincorporated areas of Kittitas County. (Ord. 2010-005, 2010)

#### **20.06.030 Permits.**

A permit shall be required prior to the installation of a whole-house generator. The installation shall comply with the National Electrical Code (NEC), NFPA 54 and/or NFPA 58 Fuel Gas codes, ICC/IRC/IFC and other provisions affecting life safety.

Exception: A permit is not required for the placement or use of a portable generator.

A separate permit is required for any placement of, or modification to a natural gas or LPG system. (Ord. 2021-003, 2021;Ord. 2010-005, 2010)

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## **Chapter 20.07**

### **Fire Hazards**

#### **Sections**

20.07.010 Definitions.

20.07.020 Authority.

20.07.030 Piles of natural vegetation for burning.

20.07.040 Recreational fires.

20.07.050 Sky Lanterns.

#### **20.07.010 Definitions.**

**Fire Hazard** - Any arrangement of materials and/or heat sources that presents the potential for harm, such as personal injury or ignition of combustibles.

**Sky Lanterns** - Miniature, unmanned air balloon that relies on an open flame as a heat source to heat the air inside the lantern with the intention of causing it to lift into the atmosphere. Typically made of rice paper or flame resistant paper, it has a fuel cell in the opening.

(Ord. 2012-004, 2012)

#### **20.07.020 Authority.**

The Fire Marshal or his/her designee may deem a property or condition on a property as a fire hazard. (Ord. 2010-005, 2010)

#### **20.07.030 Piles of natural vegetation for burning.**

Piles of natural vegetation for burning shall be no greater than 10' in diameter, and no more than 10' in height. If prior approval is obtained by the Fire Marshal and local fire district, pile sizes may be increased. It shall be the responsibility of the property owner to contact the local fire district to determine if a permit will be required, as well as to notify the fire district upon commencement of burning.

The following rules shall apply to all Outdoor Burning at all times:

1. The burning of garbage, trash, rubbish, or utilization of burn barrels, etc. is illegal;
2. No open burning within 50 feet of any structure or combustible material;
3. Pile size shall be no greater than 10' in diameter, unless prior approval to increase pile size is obtained from the Fire Marshal and fire district;
4. No more than one pile may be burned on any property at the same time;
5. Piles may be stored on a property no longer than twelve months;
6. Conditions that may cause the fire to spread shall be eliminated prior to ignition;
7. No open burning shall occur when wind speeds or gusts exceed 10 mph, unless prior approval is obtained by the Fire Marshal and local fire district;
8. A person capable of utilizing fire extinguishing equipment such as buckets, shovels, garden hoses connected to a water supply, fire extinguishers, heavy equipment, etc., shall be on site at all times; and
9. Fire extinguishing equipment such as buckets, shovels, garden hoses connected to a water supply, fire extinguishers, heavy equipment or any equipment that will provide suppression of the proposed fire, shall be on site at all times while the fire is burning. (Ord. 2010-005, 2010)

#### **20.07.040 Recreational fires.**

Recreational fires are allowed in unincorporated areas of Kittitas County, provided that no restrictions or burn bans are in effect.

The following rules for Recreational Fires shall apply at all times:

1. Recreational fires, camp fires, cook fires, etc. shall be no greater than 3' x 3' in diameter and no more than 2' in height;
2. No recreational fires shall be located within 25 feet of any structure;
3. A person capable of utilizing fire extinguishing equipment such as buckets, shovels, garden hoses connected to a water supply, fire extinguishers, heavy equipment, etc., shall be on site at all times; and
4. Fire extinguishing equipment such as buckets, shovels, garden hoses connected to a water supply, fire extinguishers, heavy equipment or any equipment that will provide suppression of the proposed fire, shall be on site at all times while the fire is burning. (Ord. 2010-005, 2010)

#### **20.07.050 Sky Lanterns.**

The lighting and/or release of sky lanterns or like materials shall be prohibited in Kittitas County. (Ord. 2012-004, 2012)

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## **Chapter 20.08**

### **Burn Bans**

#### **Sections**

20.08.010 Established when.

20.08.020 Fire district zones established.

20.08.030 Open burning prohibited.

#### **20.08.010 Established when.**

1. When the Fire Marshal determines it is the public interest, the Fire Marshal may establish a prohibition against burning in incinerators, open burning and recreational fires as defined in the International Fire Code adopted in Title 14. The Fire Marshal shall notify the Board upon implementation of the burn ban, and provide the Board with a Resolution implementing the burn ban within 14 days. In the event that the Fire Districts in a particular zone as set in KCC 20.08.020, believe that a burn ban is warranted they may submit a written recommendation to the Fire Marshal, which the Fire Marshal shall forward to the Board of County Commissioners with his or her own recommendation.
2. The Kittitas County Fire Marshal may rescind the establishment of a burn ban or modify the condition of a burn ban when necessary. The Fire Marshal shall present to the Board the recommendations as to such action.
3. The Kittitas County Fire Marshal may grant campgrounds or special events an exemption to a burn ban upon application to the county Fire Marshal and the payment of a processing fee. Fees determined by resolution. Any exemption shall contain such conditions as the Fire Marshal and Fire District deems necessary to mitigate the concerns for extreme fire hazard. Such exemptions and conditions shall be in writing and included in the Exemption Permit issued by the Fire Marshal's Office. A copy of the permit shall be prominently posted at the burning site. An Exemption Permit issued by the Fire Marshal shall satisfy the requirements for the Fire District where the property is located. (Ord. 2021-003, 2021; Ord. 2010-005, 2010)

#### **20.08.020 Fire district zones established.**

The following zones are hereby established for burn ban initiation and implementation.

1. Zone 1--Kittitas Valley Fire and Rescue and Fire District 4
2. Zone 2--Fire District 1
3. Zone 3--Fire District 3, Fire District 6 and Fire District 7
4. Zone 4--Fire District 8 and Fire District 51

These zones are established for ease in the implementation of a burn ban and are not a limit on the Board's authority to specify different boundaries in imposing such bans. (Ord. 2010-005, 2010)

#### **20.08.030 Open burning prohibited.**

It is unlawful to engage in burning in any unincorporated area in Kittitas County in an incinerator, open fire or recreational fire after the Kittitas County Fire Marshal has established a burn ban and prior to the ban being lifted unless such burning is conducted in accordance with a written the Exemption Permit pursuant to Section 20.02.020.

If the land or property is outside of a fire district, no recreational fires shall be allowed during burn bans.

Exception: The Department of Natural Resources may allow recreational fires in designated campgrounds with approved fire pits on DNR protected lands located outside of a fire district. (Ord. 2010-005, 2010)

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## **Chapter 20.09**


### **Amendments**

#### **Sections**

20.09.010 Amendments to the International Fire Code.

20.09.020 Fire protection systems - standards - amendments.

#### **20.09.010 Amendments to the International Fire Code.**

The following amendments to the International Fire Code, as adopted in Washington State RCW 19.27 and Kittitas County Code Title 14 are hereby adopted. To the extent allowed by RCW 19.27.040, if a conflict exists between the provisions of the International Fire Code adopted and amended by the Washington State Building Code Council and the Kittitas County Code, the Kittitas County Code provisions shall govern. (Ord. 2021-003, 2021;  Ord. 2010-005, 2010)



## **20.09.020 Fire protection systems - standards - amendments.**

International Fire Code Section 901.6.1 is amended as follows:

901.6.1 Standards. Fire Protection Systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1. Additionally, personnel shall have the following certifications if servicing a system in the unincorporated areas of Kittitas County:

<b>System Type</b>	<b>Certification Required</b>
Restaurant Hood and Duct Extinguishing Systems	IKECA
Water -based fire protection systems	NICET II

(Ord. 2010-005, 2010)

## **Chapter 20.10**

### **Wildland Urban Interface Code**

Kittitas County hereby adopts the following code for the purpose of establishing rules and regulations for all areas designated as Wildland Urban Interface areas within Kittitas County.

1. The International Wildland-Urban Interface Code the most current adopted edition, as published by the International Code Council; with the following adopted appendices and amendments:
  - a. Appendices
    - i. Appendix B: Vegetation Management Plan
    - ii. Appendix C: Fire Hazard Severity Form
  - b. Amendments
    1. The following amendments shall be made:

Section 105.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a federal fire agency or fire marshal's office, a state fire agency or fire marshal's office, a public university with an accredited program in Fire Sciences, or a certified scientific and objective testing agency such as Underwriters Laboratories or CSA Group Testing and Certification Inc. The Code Official shall have the authority to approve testing agencies. The opinion and report shall analyze the fire safety of the design, fire resistance of building products, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

Section 302.1 Wildland Urban Interface Area Declaration of Designations. All unincorporated areas within Kittitas County are designated as Wildland Urban Interface areas and shall be identified per the most current edition of the Kittitas County Wildland Urban Areas map.

Section 403.2.1 Dimensions. Not adopted. See KCC Code Titles 12 and 20.

Section 403.2.2 Length. Not adopted. See KCC Code Titles 12 and 20.

Section 403.2.3 Service Limitations. Not adopted. See KCC Title 12.

403.4.1 Sign Construction. All road identification signs shall meet Kittitas County Road Standards and Public Works requirements.

Section 404.2 Water sources. The distance from proposed structures or property lines at which a water source is available for use shall be approved by the fire code official.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained at all times. The design, construction, location, water level maintenance, access and access maintenance of man-made water source shall be approved by the fire code official.

Section 404.3 Draft Sites. Not adopted

501.1 Scope. Buildings and structures shall be constructed in accordance with the International Building and Residential Codes, as well as this code.

Exceptions:

1. Accessory structures not exceeding 200 square feet in floor area when located at least 50 feet from buildings containing habitable spaces. Commercial structures of any size shall be required to be permitted.
2. Agricultural buildings at least 50 feet from buildings containing habitable spaces.

Table 503.1 Ignition Resistant Construction <sup>a</sup>

FIRE HAZARD SEVERITY						
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply (b)		Water Supply (b)		Water Supply (b)	
Defensible Space (c)	Conforming (d)	Nonconforming (e)	Conforming (d)	Nonconforming (e)	Conforming (d)	Nonconforming (e)
Nonconforming	IR2	IR1	IR1	IR1 N.C.	IR1 N.C.	Not Permitted
Conforming	IR3	IR2	IR2	IR1	IR1	IR1 N.C.
1.5 x Conforming	IR3	IR3	IR3	IR2	IR2	IR1
2.5 x Conforming	IR3	IR3	IR3	IR2	IR2	IR2

- A. Access shall be provided in accordance with section 403.
- B. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
  - a. IR1 = Ignitions-resistant construction in accordance with Section 504.
  - b. IR2 = Ignition-resistant construction in accordance with Section 505.
  - c. IR3 = Ignition-resistant construction in accordance with Section 506.
  - d. N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- C. Conformance based on Section 603.
- D. Conformance based on Section 404.
- E. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side.
2. Approved noncombustible materials.
3. Heavy timber or log wall construction.
4. Fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.
5. Ignition-resistant materials on the exterior side. Ignition-resistant materials shall include materials treated with a fire retardant product tested in accordance with ASTM E84 or approved by an independent testing laboratory. Testing shall be performed by a certified scientific and objective testing agency such as Underwriters Laboratories or CSA Group Testing and Certification Inc. The Code official shall have authority to approve of testing agencies. The applicant shall provide an affidavit confirming that all fire retardant products were applied according to the product specifications and shall record a notice to title notifying future landowners of requirements for future reapplication of the product.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.7 Appendages and projections. Unenclosed accessory structures attached to building with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials,
2. Fire-retardant treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code,
3. Ignition resistant building materials in accordance with section 503.2

504.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas, except when openings are approved by Cal Fire, approved by an independent testing laboratory such as Underwriters Laboratories, American National Standards Institute (ANSI), or ICC Evaluation Service (ICC-ES), or approved by the Code Official per Section 105.2. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

505.7 Appendages and projections. Unenclosed accessory structures attached to building with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials,
2. Fire-retardant treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code,
3. Ignition resistant building materials in accordance with section 503.2 or

602 Automatic Sprinkler Systems: Section 602 shall not apply to building permit applications submitted prior to March 15, 2018. This exception shall not apply to areas as "IR 1 (No Site Assmt Allowed)" on the Kittitas County Wildland Urban Interface Areas map.

Section 603.2.2 Trees. Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). A clump of trees may be considered to be one tree for the purpose of meeting the 10-foot separation requirement, provided:

1. A minimum of 10 feet of separation is provided between the structure and any vegetation or the crowns of any trees.
2. Trees within the clump shall be native to the local area.
3. The maximum number of trees in any given clump shall be limited to three (3).
4. Trees within a clump shall be within a 15-foot diameter of each other as measured on the outside of the tree trunks.

Alternatives to tree spacing and separation requirements may be approved by the code official based on a recommendation from an NFPA Certified Wildfire Mitigation Specialist or a certified forester.

A covenant shall be required for all new land divisions resulting in more than 10 lots that requires all future landowners of the lots to comply with defensible space provisions after construction.

(Ord. 2021-003, 2021 Ord. 2019-007, 2019 Ord. 2018-005, 2018 Ord. 2013-013, 2013)

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