



KITTITAS 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



Date 08/02/2024

Fire Marshal comments

Project Name Silver Ridge Ranch

Case Number CU-24-00006

Chace Pedersen, Project Planner

This application was reviewed by Marvin Douvier in the Fire Marshal's Office. Marvin can be reached at (509) 962-7657 or e-mail at marvin.douvier.sh@co.kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Marvin in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 1500 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining permits, submit proof from the water purveyor indicating that the required fire flow is available at the site.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.

The following requirements pertain to the event venue. If any of the following criteria are met, fire sprinklers shall be required. Such systems require separate reviews, permits and approvals issued by the fire marshal's office.

Group A-3 Occupancy – 903.2.1.3

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

As an A-3 occupancy, if occupant load is 300 or more, a fire alarm and detection system shall be required. Such systems require separate reviews, permits and approvals issued by the fire marshal's office.

This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application. All structures are required to be at least 30 feet from all property lines.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

New and existing buildings must have approved radio coverage for emergency responders as outlined by Section 510 of the fire code and may require the installation of an Emergency Responder Radio Coverage System (ERRCS). Proof of adequate radio coverage will be required. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact KITTCOM at (509)925-8537.

Marvin Douvier
Deputy Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.