

The Plat of Marian Meadows Estates

Fire Prevention Plan

Date:

Prepared By:

This Plan is provided as a guideline for the Plat of Marian Meadows Estates for the implementation of fire related issues which will need to be addressed by the immediate community. It is written for compliance with the requirements of the Occupational Safety and Health Administration's (OSHA) Fire Prevention Plan Standard, 29 Code of Federal Regulations (CFR) 1910.9 as well as supplementing information from the Kittitas County Wildfire Protection Plan (CWFPF).

The purpose of this plan is to adopt protective measures for use within the community and provide for education and awareness of fire related hazards to the community. Through the setting of community education and standards for construction and uses, the impacts of wild land fires in and around the community can be marginalized on both how external fires affect this community and how this community impacts adjacent commercial resource lands.

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**Community Fire
Prevention Plan for**

Date

The Plat of Marian Meadows

I. OBJECTIVE

The purpose of this Fire Prevention Plan is to identify and manage the:

- causes of fire,
- prevent loss of life and property by fire,
- provide community standards for fire prevention,
- educate community inhabitants on habits and practices as they related to fire issues and as they apply and comply with the Occupational Safety and Health Administration's (OSHA) standard on fire prevention, 29 CFR 1910.39 and CWFP. It provides Marian Meadows residents with information and guidelines that will assist them in recognizing, reporting, and controlling fire hazards.

II. BACKGROUND

The Plat of Marian Meadows is committed to minimizing the threat of fire to residents, staff, visitors, and property. *Marian Meadows Estates* complies with all applicable laws, regulations, codes, and good practices pertaining to fire prevention. *Marian Meadows Estate* separate Emergency Action Plan spells out the procedures for responding to fires and other uncontrollable event. Within this plan, measures will address fire related risks to the community from landscape and foliage growth, management and control of community buffers and commonly held parcels, BPA Distribution and Transmission activity and other pertinent elements in and around the community. This Fire Prevention Plan serves to reduce the risk of fires within the community and raise awareness in the following ways:

- A. provides for community layout and design standards to ensure fire protection personnel and equipment access to all vertical construction within the plat,
- B. *provides design standards to meet the Wildland Urban Interface code as adopted by Kittitas County* on 4/17/2018,
- C. *will maintain a Firewise community*,
- D. will promote information and education of community residents on fire prevention methods,
- E. will work with Easton Fire District #3 toward a fire conscience community,
 - which identifies materials that are potential fire hazards and their proper handling and storage procedures;
 - distinguishes potential ignition sources and the proper control procedures of those materials;
 - works with the District maintenance of fire protection equipment and/or systems used to control fire hazards;
 - identifies persons responsible for maintaining the equipment and systems installed to prevent or control ignition of fires;
- F. promotes good housekeeping procedures necessary to insure the control of accumulated flammable and combustible foliage and waste material and residues to avoid a fire emergency.

III. ASSIGNMENT OF RESPONSIBILITY

Fire safety is everyone's responsibility. All residents should know how to prevent and respond to fires and are responsible for adhering to community policy regarding fire emergencies. The management and oversight of the Marian Meadow Fire Protection plan will be a function of the Marian Meadows Owners Association (MMOA).

A. Management - MMOA

MMOA determines the Community Fire Prevention and protection policies are in place to provide adequate controls for a fire safe community. MMOA will provide adequate resources to encourage fire prevention and the safest possible response in the event of a fire emergency. The MMOA will work with Easton Fire District #3 toward maintaining the elements as outlined within this Plan.

B. Plan Administrator

The Chairman (Plan Administrator) of the MMOA has the authority to manage the Fire Prevention Plan for **The Plat of Marian Meadows** as directed by the Board and shall maintain all records pertaining to the plan. The Plan Administrator shall also:

1. Develop and administer the Marian Meadows fire prevention education program.
2. Ensure that fire control equipment and systems are properly maintained.
3. Control fuel source hazards.
4. Conduct fire risk surveys (see Appendix A) and make recommendations.

C. Supervisors

Supervisors are responsible for ensuring that residents receive appropriate fire safety information, and for notifying community residents when changes in operation or conditions increase the risk of fire. Supervisors are also responsible for enforcing **Marian Meadows** fire prevention and protection policies.

IV. PLAN IMPLEMENTATION

A. Good Housekeeping and Practices

To limit the risk of fires, residents shall take the following precautions:

1. Design and construct dwelling to conform to KCWUI standards,
2. Maintain community and private their property to Firewise standards,
3. Minimize the storage of combustible materials. Limited the outside storage of combustible material, debris or unmanaged undergrowth, foliage or ground cover.
3. Make sure that community owned doors, hallways, stairs, and other exit routes are kept free of obstructions.
4. Properly dispose of combustible materials in appropriate containers.

5. Use and store flammable materials in well-ventilated areas away from ignition sources.
7. Keep incompatible (i.e., chemically reactive) substances away from each other.
8. Perform “hot activities” (i.e., welding, working with an open flame, exterior burning or other ignition sources) in controlled and well-ventilated areas.
9. Report all gas leaks immediately.
11. Maintain individually owned property free of undergrowth and limit fire impacts to or on adjacent parcels.

Marian Meadows Owners Assoc. (MMOA) will ensure that:

- community fire hydrants, roadways and egress routes are maintained and kept clear,
- gates to community property and access route are properly functioning,
- community property is maintained and operating satisfactory, portable fire extinguishers, automatic sprinkler systems, and fixed extinguishing systems are kept in order,
- Community lands, buffers and operating systems are maintained and operational and free of combustion related sources,
- Will monitor adjacent areas as it pertains to fire related issues,

All equipment and parcels owned or managed by MMHSA is subject to the maintenance, inspection, and testing procedures.

B. Education and Awareness

- Provide community-based informational postings, mailings and communications regarding fire related issues.
- Working with the Local fire department and personnel toward fire awareness education.
- Provide outreach on recycling, solid waste handling and the proper means of waste disposal.

V. TYPES OF HAZARDS

The following sections address major community fire hazards within Marian Meadows Estates and the facilities under control of the MMOA and the procedures for controlling the hazards.

- A. **Electrical Fire Hazards**- Electrical distribution system within and serving the community and the maintenance and operations of systems, buildings and property under community and private ownership are kept in proper working order and protocols are in place addressing operations and maintenance.
- B. **The use of open flames**, fire pits or any other ignition source will be monitored and maintained both as it pertains to community lands as well as impact of private ownership in an around the community. Guidelines and proper care will be addressed on a community wide basis toward the control of open burning, times that open burning can be used and methods or controls for the use of open burning.
- D. **Flammable and Combustible Material storage** and handling within the

community. Proper care and oversight will be administered for the operations of the community solid waste and recycling facility.

MMOA shall regularly evaluate the presence of combustible materials handling within the Community and monitor and assess those areas adjacent to the community for fire related issues.

VI. Program Purpose

This programs purpose is to provide written guidance for the implementation of a community wide fire awareness, education and prevention plan. The most effective means for a fire aware community is through education and vigilance. This include proper;

- maintenance of community and private property,
- monitoring and addressing foliage growth throughout the year,
- maintaining access to fire hydrants and fire suppression equipment at all times and will include measures to keep hydrants accessible during the winter,
- fire communication and noticing,

An active and on-going plan will include evacuation planning, ingress-egress routes and all related elements of fire awareness. This plan should be implemented in conjunction with an Emergency Action Plan and a Landscape and Foliage Program to monitor and access the risk to life and property by under managed natural growth and ground cover.

This plan will be reviewed and updated every 3 years by the MMOA.