



Fire Marshal
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Fire Marshal Pre-application Comments

Project: Crytyl 39 lot long plat
Site Address: N Pfenning Rd
Permit#: EX25-008
Occupancy Type: Residential Platt
Date: 07/29/25

Comments:

- 1) Must meet current IFC and City of Ellensburg Code requirements at the time of construction for the occupancy classification and construction type. Will be required to meet current IFC and City of Ellensburg Code anytime there is a change in occupancy classification.
- 2) Standard Addressing per City Code requirements to include ADU units if applicable.
- 3) Fire dept. access and turnarounds per IFC and Appendix D. Fire department access roads shall be a minimum of 20' wide, access roads shall be a minimum of 26' wide in the vicinity of fire hydrants or meet the City Street Standard if greater. There will be no parking allowed 20' from center of hydrant. It may be required to post "No Parking Signs" on one or both sides of the fire access road, depending on width. If access road is greater than 26' but less than 32' wide parking is allowed on one side of site. Fire dept. access roads cannot exceed 150' in length without an approved turnaround per IFC Appendix D. Road surfaces must be rated for a minimum of 75,000 lbs. or City of Ellensburg Street standard if it requires a higher rating.
 - * Signs shall be 12 in wide by 18 in high with NO PARKING FIRE LANE in Red letters on white reflective background. An arrow to be used indicating which side no parking allowed, if no parking on one side only.

- 4) Fire Hydrant quantity and spacing are based on proposed sq. ft. of buildings and per requirements of IFC Section 5, Appendix B and C. Attention should be paid to dead end road access which will reduce allowable travel distance to hydrants.
- 5) Current plat design only has one fire access road. Per Appendix D of IFC Section D107 One- or two-family developments. D107.1 ...Developments of one- or two-family dwellings where the number of dwellings exceeds 30 shall be provided with two separate and approved fire access roads. As AHJ for city of Ellensburg it would be acceptable to plat the 39 lots and limit building to 30 dwelling units until such time that it can be shown that future development will connect to secondary fire access road or any acceptable alternate means and method which would reduce the hazard.
- 6) Any phasing of the project would be required to meet IFC requirements for Fire Dept. access, turnarounds, and water supply.

Thank you,



Dan Johnson
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