



Planning & Development Services

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Memorandum

To: **Planning Commission**

From: Michael Cerbone, AICP
Nick Schmeck, Long Range Planning Intern

Date: June 18, 2019

Re: **Planning Commission Workshop – Docket Item C-6**

Summary:

Planning and Development Services (PDS) is providing this staff report in advance of the June 18, 2019 Planning Commission workshop on docket item C-6 modifying Skagit County Code (SCC) 15.04.030 to be consistent with International Fire Code (IFC) Appendix D. Revisions include updating requirements for vehicle access roads.

Action Requested of the Planning Commission:

Action requested from the Planning Commission is a recorded motion approving docket item C-6 to be accepted as a 2019 Comprehensive Plan amendment.

Background/Discussion:

RCW 36.70A.130 – Comprehensive Plans – Review procedures and schedules – Amendments (GMA), authorizes the County to make revisions to the Comprehensive Plan no more than once per year through the Docket. On March 19, 2019 the 2019 Docket for amendments to the Comprehensive Plan, Zoning Map, and/or Development Regulations was voted into action by Skagit County's Board of County Commissioners (BoCC's) via approval of Resolution R20190052. SCC 14.08.080(6) and (7) requires code revisions to be reviewed by the Planning Commission.

The County-Initiated Proposal C-6 proposes to alter the development code, and does not propose changes to the Comprehensive Plan or County Wide Planning Policies. The goal of this amendment is to maintain consistency throughout the code and promote safety.

Next Steps:

After the Planning Commission Workshop on June 18, 2019:

- Planning Commission may task PDS with next steps such as research and development
- Planning Commission will host a public hearing prior to deliberating and deciding on a recommendation

- The recommendation will then be passed onto the BOCC's who will host a public hearing and consider the recommendation
- If approved, PDS staff will implement the code amendment as part of the development review process

Applicable County Policies:

County Wide Planning Policies

- *Policy 1.7.1 For Cities and their adjacent Urban Growth Areas, an ISO grading of 5 or better shall be maintained; otherwise*
- *Policy 1.7.2 Within 5 minutes of being dispatched, the Fire Department shall arrive and be able to deliver up to 200 gallons per minute fire flow in an offensive (interior) attack, with a minimum of 4 firefighters, for responses to: structural fires, vehicle fires, other outside fires, motor vehicle accidents, activated fire alarm systems, or other hazardous conditions. The Fire Department shall also be capable of delivering a minimum of Basic Life Support including defibrillation, with a minimum of one First Responder or Emergency Medical Technician, for medical responses... ..1.7.2 All commercial and industrial facilities shall be inspected for compliance with the Uniform Fire Code at least annually. Water systems shall be installed in accordance with the Skagit County Coordinated Water System Supply Plan, with a fire flow meeting the requirements of the Uniform Fire Code.*

County Comprehensive Plan Goals and Polices

- Goal 4B-2 Support the Forestry Advisory Board and establish other support programs for the purpose of promoting a viable forest land base and healthy forest products industry.
 - *Policy 4B-2.7 **Fire Prevention and Protection:** Residential development allowed on Industrial Forest Resource Lands shall be limited to those areas located within an existing fire protection district and within 200 feet of a county road or state highway. Skagit County shall require owners of all structures built in the designated forest lands to address forest fire prevention, reduction, and control. The Forest Advisory Board shall review the implementation of this policy annually to ensure its performance. Policy 10A-1 "Establish the baseline for the types of capital facilities to be addressed, levels of service, needed capital improvements to achieve and maintain the standards for existing and future populations, and to repair or replace existing capital facilities*
 - *Policy 4B-2.11 **Wildfire Planning Program:** Continue the National Fire Protection Association's "Firewise Communities Program" consistent with the Natural Hazards Mitigation Plan and with agency partners such as the Skagit Conservation District, fire districts and state agencies. Skagit County supports further development of a county-wide wildfire planning program to increase public safety and awareness regarding forest fire dangers, and establish the means of managing, reducing and suppressing catastrophic wildfires*

List of Attachments:

Exhibit A: International Fire Code Amendments

Exhibit B: International Fire Code Appendix D

<https://codes.iccsafe.org/content/IFC2018/APPENDIX-D-FIRE-APPARATUS-ACCESS-ROADS>

Attachment A

Plain text = existing code with no changes

~~Strikethrough~~ = existing code to be deleted

Underlined = new code to be added

~~Double Strikethrough~~ = existing code moved to another location

Double Underline = existing code moved from another location

Italics = instructions to code reviser

Chapter 15.04 International Codes

15.04.030 Specific amendments to codes.

Pursuant to authority granted by the Revised Code of the State of Washington under the State Building Code Act, the following amendments to the International Codes are hereby adopted and apply within this jurisdiction:

(1) Amendments to the International Building Code (IBC) and the International Residential Code (IRC).

No change.

(2) Amendments to International Fire Code (IFC).

(a) – (d) *No change.*

(f) IFC Appendix D is amended as follows:

Section D101.1 ~~Scope~~ General: Fire apparatus access roads shall be in accordance with this chapter and all other applicable requirements of the International Fire Code as required by the Fire Marshal.

Section D102.1 ~~Access and Loading~~ Required Access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when the facility is in excess of one hundred fifty (150) feet from fire apparatus access.

Section D103.1 ~~Driveways~~ Minimum Specifications: ~~Roads serving one (1) or two (2) residential lots is amended as follows:~~

(a) Driveways. Roads serving one (1) or two (2) residential lots is amended as follows:

~~a.~~ (i) Driveways where a building is less than 150 feet from an approved access road meeting Section D103.2 of this code have no specific requirements.

~~b.~~ (ii) Driveways that are 150 feet or more in length and serve one or two residential lots shall meet the following standards:

~~(i)~~ (A) Width: 12 feet of driving surface with turnouts located every 300 feet, when required by the Fire Marshal. To create a turnout, the road shall be widened to 20 feet in the direction of travel for a distance of not less than 30 feet to allow vehicles to pull over and emergency vehicles to proceed.

~~(ii)~~ (B) Vertical clearance: A minimum of 13 feet, 6 inches of unobstructed head clearance is required.

~~(iii)~~ (C) Surface: Skagit County Road Standard for Private Roads as required by the Skagit County Public Works Department or as approved by the Skagit County Fire Marshal.

~~(iv)~~ (D) Turning radius for turns along the length of driveway: A minimum of 20 feet of inside radius and 50 feet of outside radius is required. (Note: This is not a cul-de-sac standard).

~~(v)~~ (E) An acceptable means of turning around a fire apparatus must be provided. This does not necessarily require a cul-de-sac for a driveway serving 1 or 2 residential lots. Means of turning apparatus must be acceptable to the Fire Marshal.

~~(vi)~~ (F) Bridges must meet Skagit County Road Standards as required by the Skagit County Public Works Department.

~~(vii)~~ (G) Where grades are 12% or under, the driving surface must be gravel or equivalent or may be concrete, asphalt, or equivalent.

~~(viii)~~ (H) Where grades are over 12% and equal to or less than 14%, the driving surface must be concrete, asphalt, or equivalent.

~~(ix)~~ (l) Where grades are over 14% and equal to or less than 16%, any residence must have a NFPA 13D fire suppression system is required for each residence and the driveway must be gravel or equivalent or may be concrete, asphalt, or equivalent.

~~(x)~~ (j) Where grades exceed 16%, an NFPA 13D fire suppression system and a 10,000-gallon water storage tank with a dry hydrant is required for each residence. The driveway must be gravel or equivalent and may be concrete, asphalt, or equivalent.

(b) Fire Department Vehicle Access Roads—Roads serving other than 1 or 2 residential lots is amended as follows:

~~a~~ (i) Width: 20 feet of driving surface.

~~b~~ (ii) Vertical clearance: 13 feet, 6 inches of unobstructed overhead clearance.

~~c~~ (iii) Surface: 6 inches of gravel.

~~d~~ (iv) Turning radius: 50 feet of outside radius.

~~e. Turnarounds: 70-foot cul-de-sac standards or as approved by the Fire Marshal.~~

~~f~~ (v) Bridges must meet Skagit County Road Standards as required by the Skagit County Public Works Department.

~~Section D103.2 Fire Department Vehicle Access Roads—Roads serving other than 1 or 2 residential lots is amended as follows:~~

~~a. Width: 20 feet of driving surface.~~

~~b. Vertical clearance: 13 feet, 6 inches of unobstructed overhead clearance.~~

~~c. Surface: 6 inches of gravel.~~

~~d. Turning radius: 50 feet of outside radius.~~

~~e. Turnarounds: 70-foot cul-de-sac standards or as approved by the Fire Marshal.~~

~~f. Bridges must meet Skagit County Road Standards as required by the Skagit County Public Works Department.~~

g. Grade:

(1) – (4) *No change.*

h. Public roads that are part of a land division must comply with Skagit County Road Standards and be approved by the Skagit County Public Works Department.

(State code updates: 2020)