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## CHAPTER 11 FIRE SAFETY STANDARDS

### SECTION 11.010 Purpose of Fire Safety Standards:

- A. To inform and notify rural residents that fire protection services are limited or nonexistent through much of Wasco County.
- B. Encourage residents to become familiar with the structural fire protection district that will respond to their property (if there is one).
- C. To notify them that the volunteer fire protection districts can only serve if they have sufficient trained volunteers to meet demands. **Please consider volunteering.**
- D. To reduce threats to life, safety, property, and resources by improving access to and defensibility of development in rural areas.
- E. To educate current and future property owners about fire safety standards and regulate fire standards in a manner that decreases review process where possible while communicating requirements as clearly as possible.
- F. To provide flexibility where necessary by providing for a review process that will allow modifications to fire safety standards where necessary with comment and recommendations from emergency responders.
- G. To establish consistency between standards currently listed in various zones, Oregon Department of Forestry regulations, and best available science.

### SECTION 11.020 Applicability of Fire Safety Standards

- A. Applicability of Fire Safety Standards in Different Rural Zones:  
County Ordinances affect all rural zones (all zones outside an Urban Growth Boundary). All rural zones are subject to fire standards but the applicability of the specific standards varies by zone and by use type. Zoning terms used to classify groups of land use designations in the Fire Safety Standard Checklist, Sections 11.110 to 11.150, are defined in the following table (any more specific distinctions based on parcel shape or specific zoning designation are also called out in the checklist):

| <b>Zoning Classifications Referred to in the Fire Safety Standards Checklist, Sections 11.110-11.150</b> |   | <b>Zones</b>                           |
|--|---|--|
| <b>All Zones</b> – All rural zones anywhere outside an adopted Urban Growth Boundary                     | <b>Exception Areas and Smaller Lot Residential</b> - Exception areas with smaller lot residential, rural commercial, rural industrial or rural community land use designations. | RR-1, RR-2                             |
|  | <b>Resource Zones and Large Lot Residential</b> - Resource or recreation zones and rural residential areas with larger minimum lot sizes.                                       | RR-5, RR-10, A-1, A-2<br>F-1, F-3 & PR |

Please also work with the County Planning Department if you are permitting only an accessory structure or replacing or adding onto an existing home, commercial, or industrial structure and they will help you determine which standards apply to that specific type of land use in accordance with (B) below.

**B. Applicability of Fire Standards to Different Types of Land Uses**

**1. Zones affected by Fire Standards**

Fire standards are applicable in all rural zones, but different standards may apply in different types of zones. The applicability of fire standards by zone is discussed in (A) above and noted in the fire safety standards checklist below, Sections 11.110 to 11.150. The checklist also highlights any specific differences in the applicability of the standard due to size of lot or specific zoning.

**2. Uses affected by Fire Standards**

Some fire standards are applicable only to new dwellings while others are applicable to all kinds of structures and alterations to structures. The following table lists the fire safety standards applicable to different types of development.

| <b>Applicability of Fire Safety Standards to Different Types of Land Uses</b>   |  |
|---|--|
| <b>All New Dwellings and Rural Commercial or Rural Industrial Buildings</b><br><br><b>Conditional Use Permit, Subject to Standards, Site Plan Review, and Permitted Dwellings</b> | <p><b>Siting</b> – (A) Avoid slopes &gt; 40% &amp; (B) Set back from top of slopes &gt; 30%</p> <p><b>Defensible Space</b> – (A) Fire fuel break &amp; (B) Minimum of 50 feet to unmanaged lands around structures</p> <p><b>Construction Standards</b> – (A.1) Roofing, (A.2) Spark Arresters, (B.1) Clear Clean &amp; Protected Decks, (B.2) Screened Exterior Openings, (B.3) Overhanging trees, (B.4) Underground Utilities, (B.5) Stand Pipe</p> <p><b>Access</b> – (A) Improved Surface &amp; Minimum Driveway widths, (B) Turn Radius, Maximum Slopes, &amp; Pull Outs, (C) Physical Clearance &amp; Fire Fuel Breaks on Driveways, (D) Turnarounds, (E) Bridges &amp; Culverts, (F) Gates, (G) Signs &amp; (H) Roads to the property</p> <p><b>Structural Fire Protection Required</b></p> |
| <b>Relocated Dwellings (Replacement in a new location)</b>  | <p><b>Siting</b> – (A) Avoid slopes &gt; 40% &amp; (B) Set back from top of slopes &gt; 30%</p> <p><b>Defensible Space</b> – (A) Fire fuel break &amp; (B) Minimum of 50 feet to unmanaged lands around structures</p> <p><b>Construction Standards</b> – (A.1) Roofing, (A.2) Spark Arresters, (B.1) Clear Clean &amp; Protected Decks, (B.2) Screened Exterior Openings, (B.3) Overhanging trees, (B.4) Underground Utilities &amp; (B.5) Stand Pipe</p> <p><b>Access</b> – (A) Improved Surface &amp; Minimum Driveway widths, (B) Turn Radius, Maximum Slopes, &amp; Pull Outs, (C) Physical Clearance &amp; Fire Fuel Breaks on Driveways, (D) Turnarounds, (E) Bridges &amp; Culverts, (F) Gates &amp; (G) Signs.</p>  |
| <b>Replacement Dwellings (In Kind – same size / same location)</b>  | <p><b>Defensible Space</b> – (A) Fire fuel break &amp; (B) Minimum of 50 feet to unmanaged lands around structures.</p> <p><b>Construction Standards</b> – (A.1) Roofing, (A.2) Spark Arresters, (B.1) Clear Clean &amp; Protected Decks, (B.2) Screened Exterior Openings, (B.3) Overhanging trees, (B.4) Underground Utilities, (B.5) Stand Pipe</p> <p><b>Access</b> – (A) Improved Surface &amp; Minimum Driveway widths, (B) Turn Radius, Maximum Slopes, &amp; Pull Outs, (C) Physical Clearance &amp; Fire Fuel Breaks on Driveways, (D) Turnarounds, (E) Bridges &amp; Culverts, (F) Gates &amp; (G) Signs</p>   |
| <b>Improved Dwellings</b> <b>Expanded</b>   | <p><b>Defensible Space</b> – (A) Fire fuel break &amp; (B) Minimum of 50 feet to unmanaged lands around structures</p> <p><b>Construction Standards</b> – (A.1) Roofing, (A.2) Spark Arresters, (B.1) Clear Clean &amp; Protected Decks, (B.2) Screened Exterior Openings, (B.3) Overhanging trees, (B.4) Underground Utilities &amp; (B.5) Stand Pipe</p> <p><b>Access</b> – (C) Physical Clearance and Fire Fuel Breaks on Driveways, (F) Gates &amp; (G) Signs</p>  |
| <b>Accessory Buildings</b>  | <p><b>Siting</b> – (A) Avoid slopes &gt; 40% &amp; (B) Set back from top of slopes &gt; 30%</p> <p><b>Defensible Space</b> – (A) Fire fuel break</p> <p><b>Construction Standards</b> – (A.1) Roofing, (A.2) Spark Arresters, (B.1) Clear Clean &amp; Protected Decks (B.2) Screened Exterior Openings, (B.3) Overhanging trees, (B.4) Underground Utilities &amp; (B.5) Stand Pipe</p> <p><b>Access</b> – (C) Physical Clearance &amp; Fire Fuel Breaks on Driveways, (F) Gates &amp; (G) Signs</p>   |

|  |  |
|--|--|
| <b>Accessory or Agricultural Structures/building</b> | <b>Construction Standards</b> – (A.1) Roofing, (A.2) Spark Arresters, (B.1) Clear Clean & Protected Decks (B.2) Screened Exterior Openings, (B.3) Overhanging trees, (B.4) Underground Utilities, (B.5) Stand Pipe |
| <b>Land Divisions</b>                                | <b>Fire Mitigation Plan</b> shall be submitted identifying all home sites, building envelopes, and access as necessary to demonstrate compliance with all applicable fire standards on proposed lots.              |
| <b>Remodeling which does not require a Review</b>    | <b>Construction Standards</b> – (A.1) Roofing, (A.2) Spark Arresters, (B.1) Clear Clean & Protected Decks (B.2) Screened Exterior Openings   |

3. Applicability of Defensible Space Standards not associated with new development. Wasco County recognizes the benefits of thinning and hazardous fuel reductions not associated with new development and encourages land owners to work with local, state and federal agencies to achieve this subject to the following limitations:

**a. General Management Area**

- (1) This is allowed without review as long as there are no existing conditions on a review to prohibit it. Check with the Wasco County Planning Department to verify this.

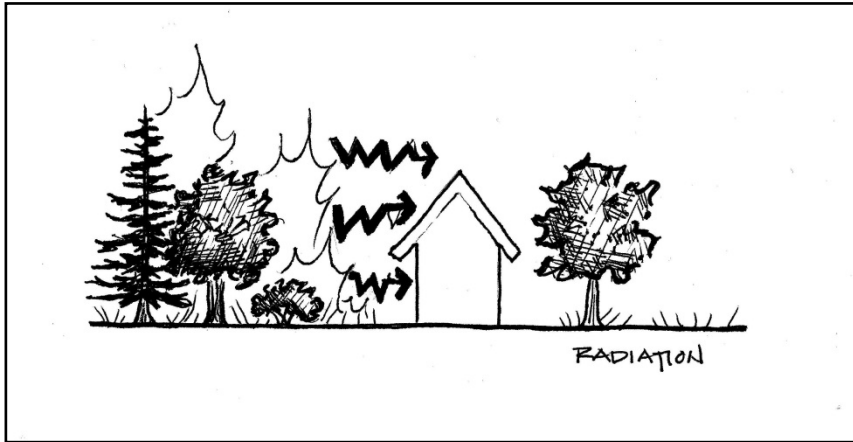
**b. Special Management Area**

- (1) Non-ground disturbing defensible space work within 50 feet of a lawfully established building consisting of brush pruning/trimming, tree limbing, removal of hazard trees (as defined in Section 1.200) and other activities outlined in [Section 11.120](#) (A) that are not considered forest practices is allowed without review as long as there are no existing conditions on a review to prohibit it. Check with the Wasco County Planning Department to verify this.
- (2) Ground disturbing activity or removal of non-hazard trees falls within the definition of a "Forest Practice" and must be approved through a review prior to the commencement of any work.

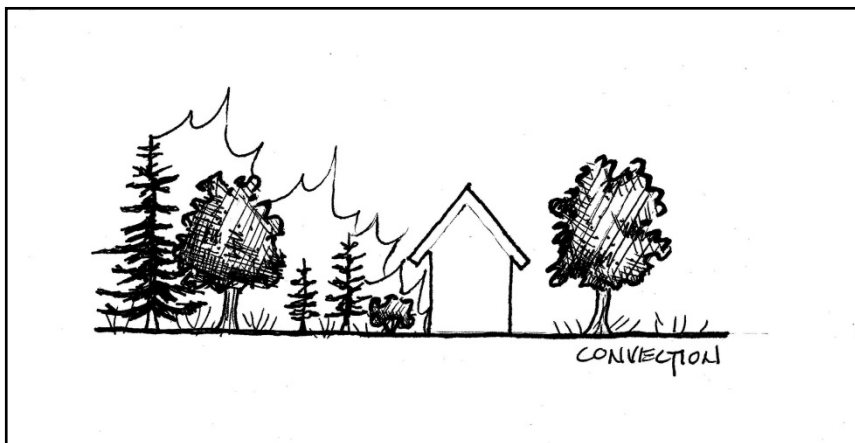
### **SECTION 11.030 Introduction**

#### **A. Cause of Wild Land and Fire Spread and Residential Starts**

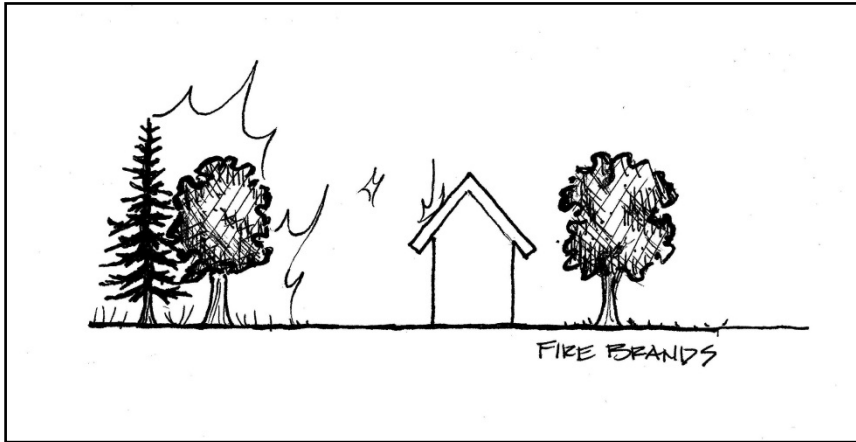
1. Radiated Heat – Fires are started by heat that radiates or spreads out from flames, (e.g., run your finger above a candle flame). Flames of every size radiate heat. Smaller ground level flames radiate less heat than larger flames generated by crown fires. The larger the flames near a structure the greater the chance of the structure being ignited by radiant heat. Radiant heat is also hotter above the flames than it is beside the flame so where a structure is located on a slope can also affect the risk of a structure igniting from radiated heat from a wild fire.



2. Convection or Direct Contact with Flames – Fires are also ignited by direct contact between the structure and the flame. When flammable material (wood piles, shrubbery, dead leaves, or grass) accumulates under eaves or decks or near the house, the structure is exposed to a much greater risk of ignition as the flammable fuel will feed the flames right at the structure.



3. Firebrands or Contact with Flying Embers – Fires can start from burning embers carried aloft from as far away as a mile or more. Fire brands are most dangerous when they:
  - a. Land on flammable roofs or decks,
  - b. Settle or are sucked into openings in eaves, soffits, roof vents, under decking, or in crawl spaces through foundation vents, or
  - c. Fall on and ignite nearby vegetation or flammable materials, especially if stored or accumulated under eaves, decks, or other structural extensions that can trap the heat generated by the burning of flammable materials.



## **B. What's Necessary to Defend Against Wild Land Fire?**

1. Access to structures and property.
2. Room to maneuver around structures.
3. Elimination and containment of fire fuels to limit ignition risks around the structure.
4. Use of fire resistant materials to decrease ignition risks at the dwelling or structure.
5. On-site water supplies to help extinguish a small fire before it requires a full response or becomes a wild land fire start.

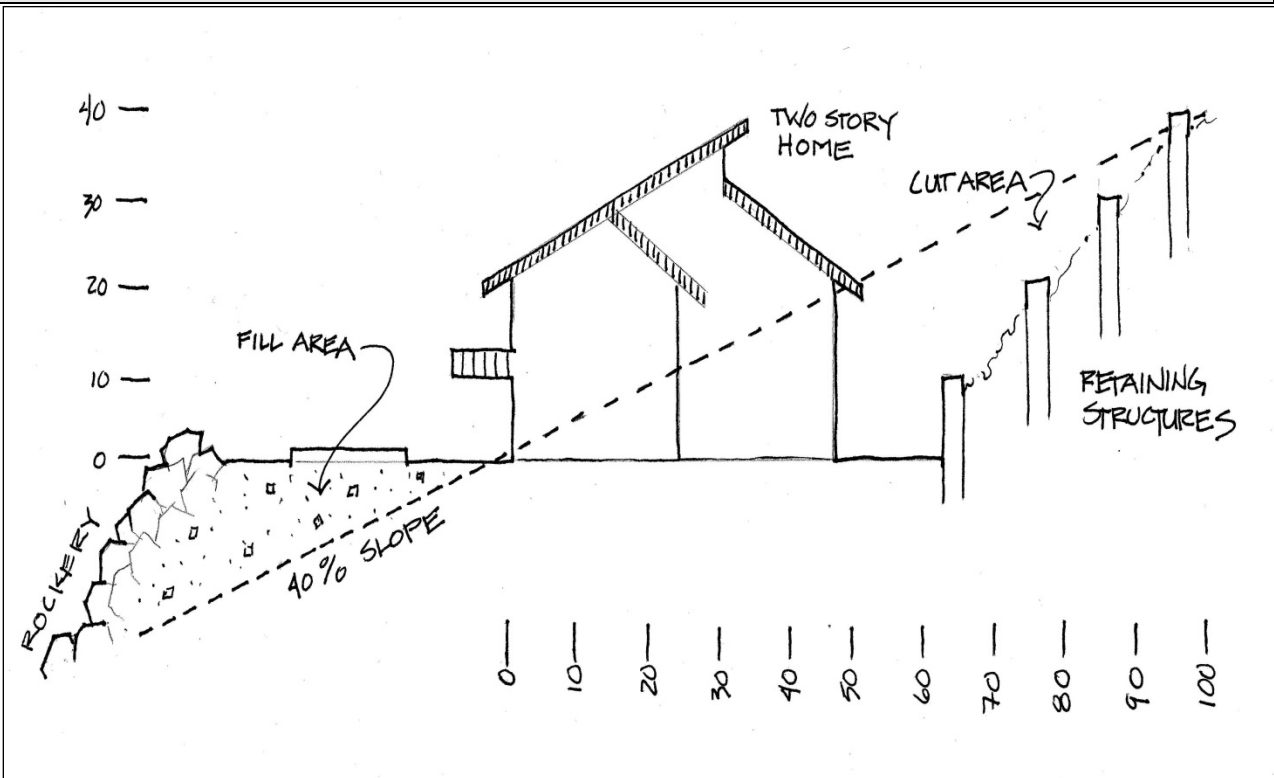
## **C. Fire Safety Standards**

Sections 11.110 to 11.150 of this chapter state the Fire Safety Standards on one page. The zones in which the safety standards apply, the benefits of compliance with safety standards, and the necessary actions if an applicable standard cannot be met are stated on the facing pages. Sections 11.210 to 11.240 describe the review and self-certification process and necessary steps to permitting a modification of fire safety standards.



**SECTION 11.110 Siting Standards - Locating Structures for Good Defensibility**

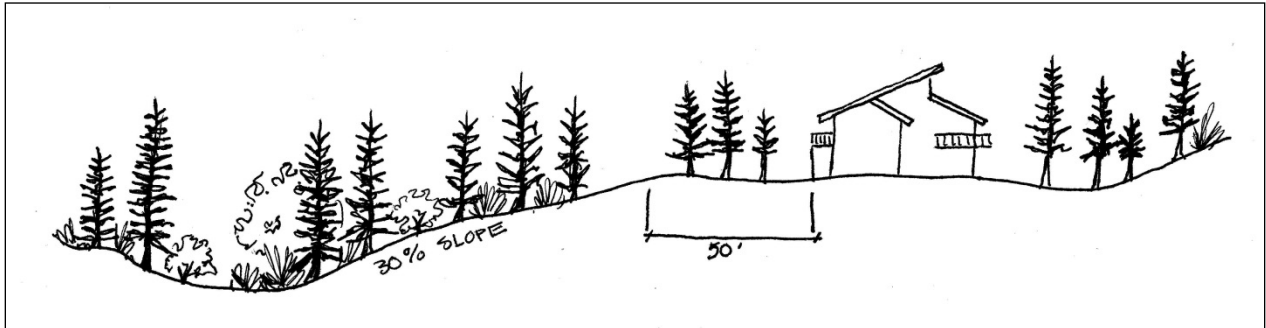
- A. Does your building avoid slopes steeper than 40% (more than 40-foot elevation gain over 100 feet horizontal distance)?**



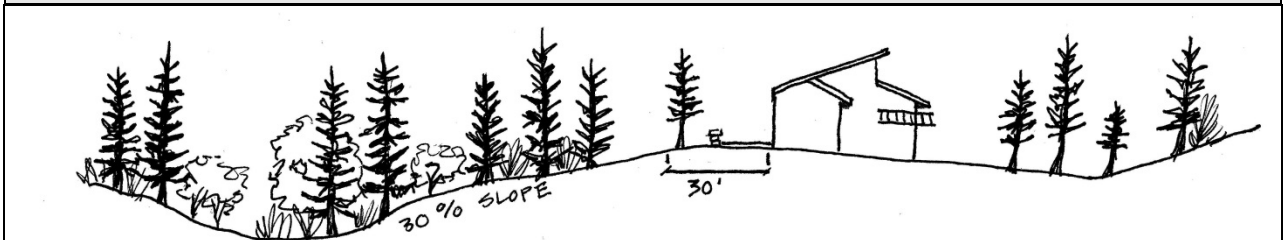
| <b>A. This Standard is applicable to dwellings, accessory buildings, and agricultural buildings in:</b><br>-All zones  |   |
|--|---|
| <b>A. If <u>Yes</u> Then</b>   | <b>A. If <u>No</u> Then</b>   |
| <ul style="list-style-type: none"> <li>• Extensive and costly grading and ground disturbance will be avoided</li> <li>• Emergency responders will have room to access and maneuver around all sides of the structure.</li> <li>• Structure will avoid exposure to the hottest side of fast moving flames climbing the slope</li> <li>• Structure will avoid potential of trapping heat rising off of flames on the slope below.</li> </ul> | <p>A modification of fire safety standards must be requested.</p> <p>The fire mitigation plan submitted with the request for modification must propose mitigation measures such as:</p> <ul style="list-style-type: none"> <li>• Structural fire proofing (thermal windows, smaller windows, fire retardant building materials on all sides).</li> <li>• National Fire Protection Association (NFPA) Sprinkler system if access standards cannot be met.</li> <li>• Expanded fire fuel breaks.</li> <li>• Additional irrigation on all sides of the home and an onsite water supply capable of running the irrigation system for extended periods.</li> <li>• Evacuation plan.</li> </ul> |

## B. Setbacks

1. Is your building set back from the top of slopes greater than 30% by at least 50 feet? -or-



2. Is your building set back from the top of slopes greater than 30% at least 30 feet? -and-

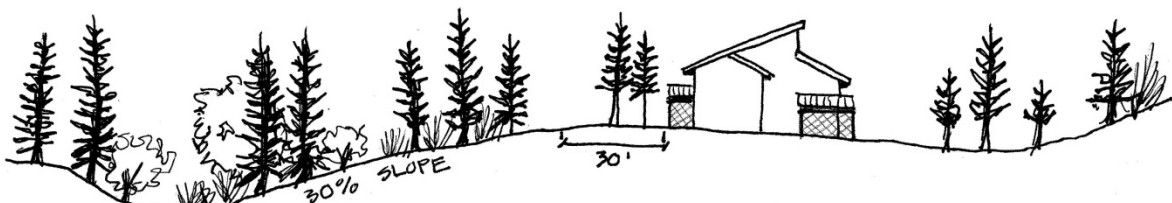


No structures or other extensions closer than 30 feet from top of slope

Stone or Concrete patio rather than above ground decking

Enclosed soffits

-OR-



Fire resistant or noncombustible exterior materials (siding, decking, roofing)

Large timber or metal supports for decks or other extensions

Decking area screened or enclosed

Enclosed soffits

| <b>B. This Standard is applicable to dwellings, accessory buildings, and agricultural buildings in:</b><br>-Resource and Large Lot Residential Zones  |  |
|---|--|
| <b>B(1). If <u>Yes</u> Then</b>   | <b>B(1). If <u>No</u> Then</b>   |
| <ul style="list-style-type: none"> <li>• Emergency responders will have room to access and maneuver around all sides of the building.</li> <li>• Building will avoid exposure to the hottest side of fast moving flames climbing the slope.</li> <li>• Building will avoid trapping heat rising off flames below.</li> </ul>  | Refer to <b>B(2)</b> below.  |
| <b>B(2) - If <u>Yes</u> Then</b>  | <b>B(2) - If <u>No</u> Then</b>  |
| <ul style="list-style-type: none"> <li>• Emergency responders can still access and maneuver around all sides of the building.</li> <li>• Building will be closer to the hottest side of fast moving flames climbing the slope but additional fire proofing of the building will help mitigate risks of ignition.</li> <li>• Flattening the design of the façade on the downhill side of the building will help avoid potential of trapping heat rising off of flames on the slope below allowing the building to be constructed nearer the top of slope.</li> </ul> | <p>A modification of fire safety standards must be requested.</p> <p>The fire mitigation plan submitted with the request for modification must propose mitigation measures such as:</p> <ul style="list-style-type: none"> <li>• Eliminate decks and eaves.</li> <li>• Structural fire proofing (thermal windows, smaller windows, fire retardant building materials on all sides).</li> <li>• NFPA Sprinkler system if access standards cannot be met.</li> <li>• Expanded fire fuel breaks.</li> <li>• Additional irrigation on all sides of the home and an onsite water supply capable of running the irrigation system for extended periods.</li> <li>• Evacuation plan.</li> </ul> |

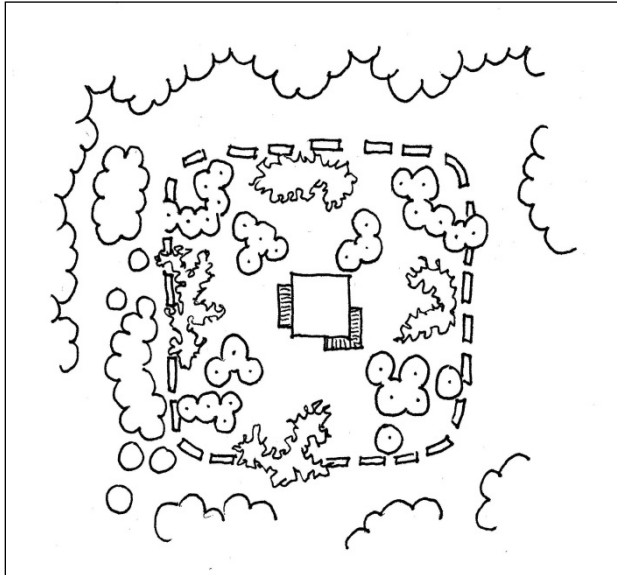
## SECTION 11.120 Defensible Space – Clearing and Maintaining a Fire Fuel Break

### -DEFENSIBLE SPACE

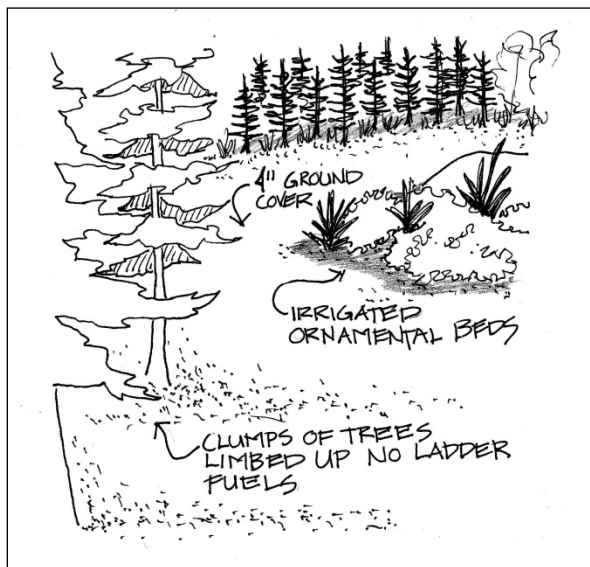


**Fire Fuel Break Includes:** Irrigated fire resistant domestic plantings, low volume slow burning plantings, and trees encouraged to provide shade and ground cooling. Trees should be grouped. Groups of trees shall be spaced to avoid creation of a continuous tree canopy. Trees shall be kept in healthy fire resistant condition. Trees shall be limbed up to create a vacant area between ground fuels and canopy fuels. Under story vegetation shall be minimized and ground cover shall be kept trimmed low to the ground.

### **A. Is your building surrounded by a 50-foot wide fire fuel break?**



Fire Fuel Break Area Plan View



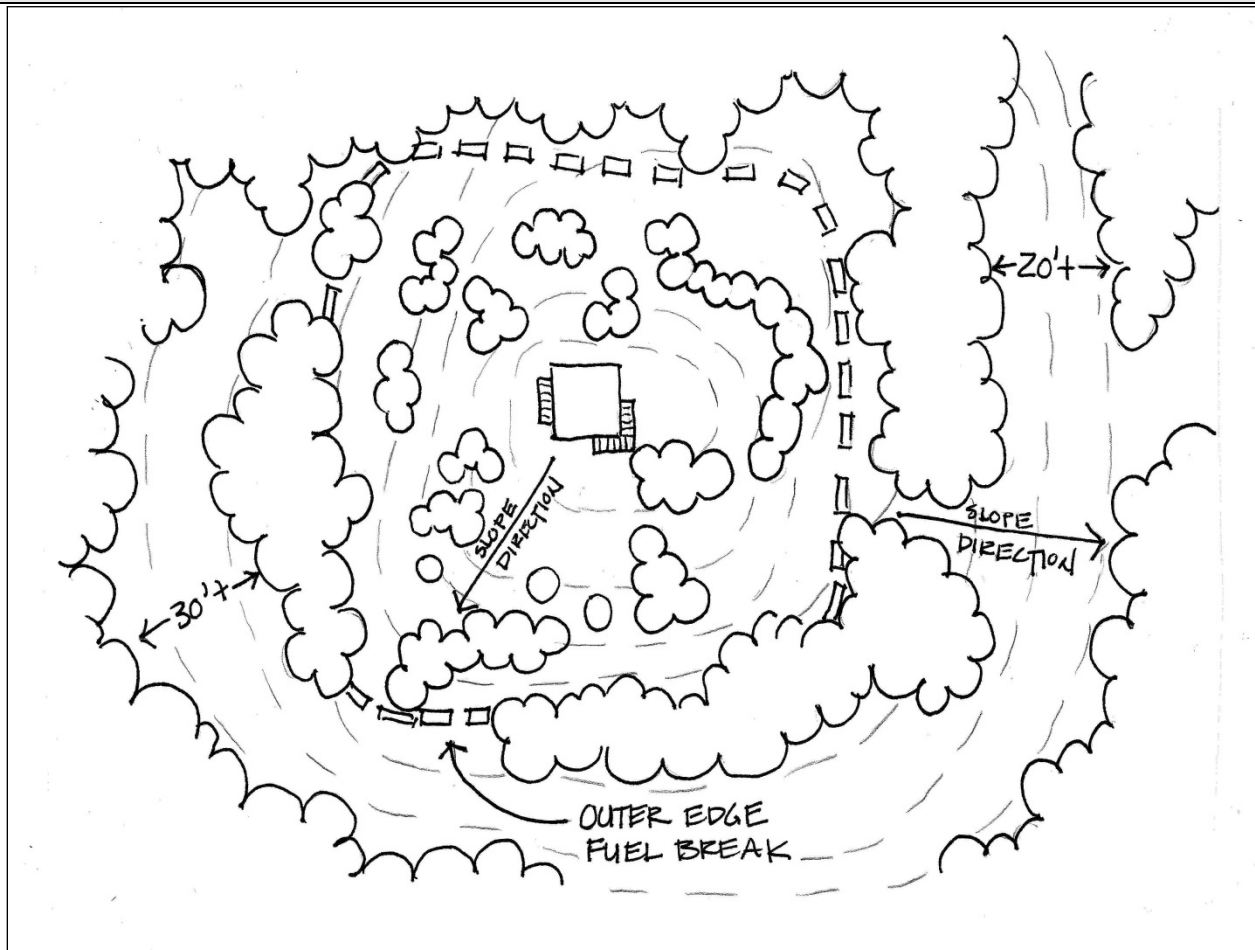
Fire Fuel Break Area Sample Illustration

### **MAINTENANCE STANDARDS FOR FIRE FUEL BREAK AREA:**

- Ground cover maximum 4 inches tall;
- Trees limbed up approximately 8 feet from the ground,
- Trees kept free from dead, dry, or flammable material;
- Ladder fuels must be removed;
- No shrubs or tall plants under trees;

| <ul style="list-style-type: none"> <li>• Shrubs only in isolated groupings that maximize edges of ornamental beds to avoid continuous blocks of ground fuel;</li> <li>• Keep shrubs and ornamental beds 15 feet away from edge of buildings and drip line of tree canopy; and</li> <li>• Use well irrigated or flame resistant vegetation (See OSU Extension Service publication called "<a href="#">Fire Resistant Plants for Oregon Home Landscapes</a>")</li> </ul>   |   |
|--|---|
| <b>A. This standard is applicable to all dwellings, accessory buildings, and agricultural buildings in:</b><br>-All Zones  |   |
| <b>A. If <u>Yes</u> Then</b>   | <b>A. If <u>No</u> Then</b>   |
| <ul style="list-style-type: none"> <li>• Eliminating ladder fuels and limbing trees up helps keep fire on the ground.</li> <li>• Including trees in the fire fuel break can catch and deflect flying embers before they land on the structure.</li> <li>• Spacing between bedding plants or shrub groupings allows ornamental plantings that do not create a fuel bed.</li> <li>• Irrigation provides moisture during the dry months and shading from healthy limbed trees retains moisture longer. Moisture is key to helping dissipate fire energy.</li> <li>• Fire resistant vegetation also helps slow spread of fire toward the structure.</li> </ul> | <p>A modification of fire safety standards must be requested.</p> <p>The fire mitigation plan submitted with the request for modification must document that the fire fuel break cannot be met:</p> <ul style="list-style-type: none"> <li>• Demonstration why an alternate site on the property cannot be used to allow for the full fire fuel break.</li> <li>• Demonstration that an easement allowing for the full fire fuel break cannot be provided for by easement on adjoining land</li> <li>• The fire mitigation plan submitted with the request for modification must also propose mitigation measures such as:             <ul style="list-style-type: none"> <li>• Eliminate decks and eaves.</li> <li>• Structural fire proofing (thermal windows, smaller windows, fire retardant building materials on all sides).</li> <li>• Additional irrigation on the side of the home where fire fuel break width requirements cannot be met and an onsite water supply capable of running the irrigation system for extended periods.</li> <li>• Evacuation plan.</li> </ul> </li> </ul> |

**B. Is dense unmanaged vegetation beyond 50 feet from the outer edges of your buildings, including any extensions such as decks or eaves, kept to a MINIMUM? If located on steeper ground, have you created and maintained some clearings beyond the 50 feet fire fuel break?**

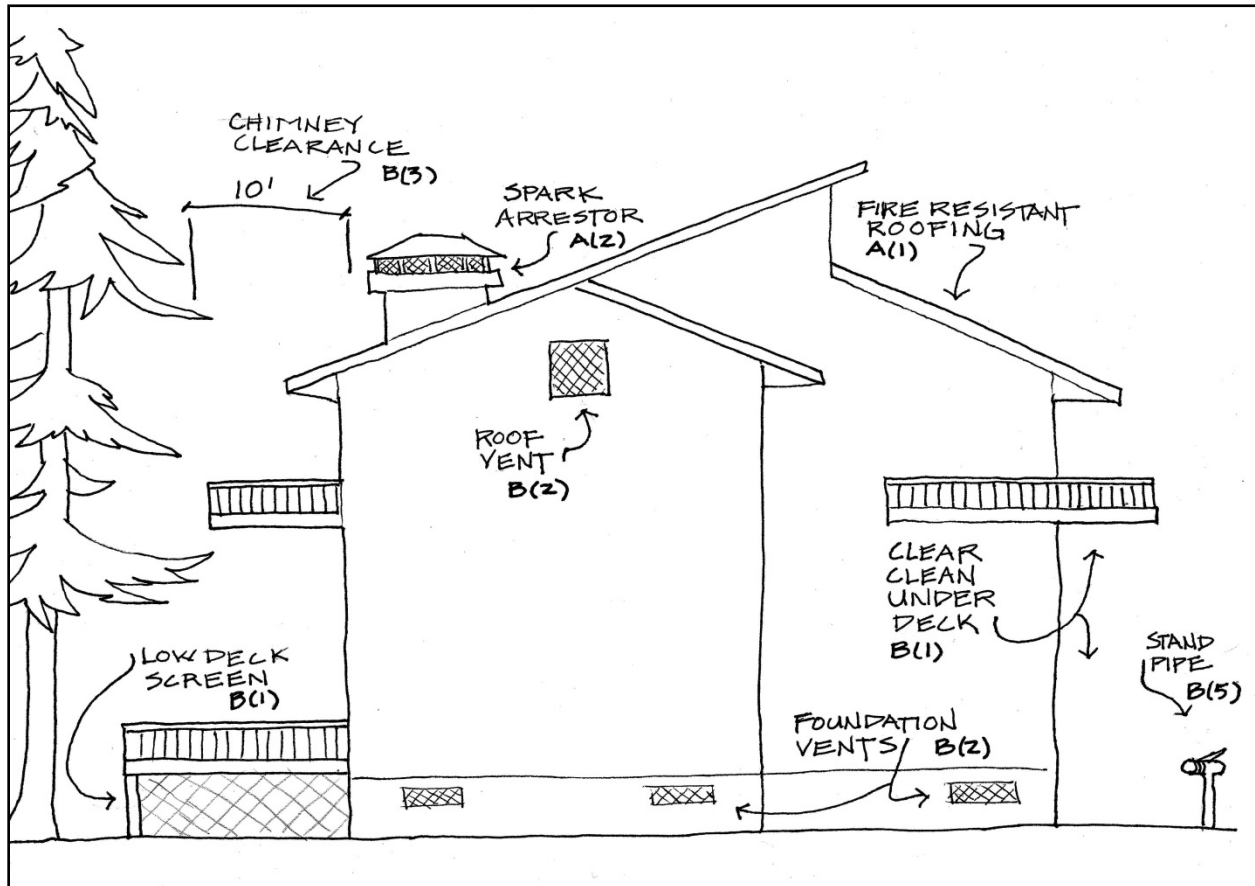


- Those developing steeper properties are advised to provide breaks in the tree canopy across the slope at the outer edges and extending beyond the fire fuel breaks.
- Land beyond the fire fuel break can always be managed for additional safety.
- This is the place for tight trees, dense under-story vegetation, tall waving grass, and unmanaged or less managed lands.
- The outer edge of the fuel break zone can be feathered back into the unmanaged area to provide for a more natural appearing edge condition.

| <p><b>B. This Standard is applicable to all dwellings accessory buildings, and agricultural buildings in:</b></p> <p>-Resource and Large Lot Residential Zones</p> <p><b>This Standard does not apply to SMA Lands:</b> Any defensible space work beyond 50 feet of a lawfully established building falls within the definition of a “Forest Practice” and must be approved through a review prior to the commencement any of work.</p>   |   |
|---|---|
| B. If <u>Yes</u> Then   | B. If <u>No</u> Then  |
| <ul style="list-style-type: none"> <li>• If slopes cannot be avoided, providing for broad breaks in the canopy across the slope 20-30 feet and more can help limit the spread of a canopy fire up slope.</li> <li>• Keeping some wild unmanaged areas is OK if they are far enough from the structure that a wild fire’s progress will be slowed by the decrease in fire fuels as fire approaches developed areas.</li> <li>• <b>NOTE:</b> Slope hazards increase the threat of structural fire ignition by increasing the chance of a wild land fire getting into and traveling through the tree canopy. If you are developing in a wooded area with steep slopes, every attempt should be made to locate away from the steeper ground. (<a href="#">see 11.110</a>(A) and (B) above)</li> </ul> | <p>This standard is advisory. No request for modification of fire safety standards is required if it cannot be met.</p> |



**SECTION 11.130 Construction Standards for Dwellings and Structures – Decreasing the ignition risks by planning for a more fire-safe structure.**



**A. Is your building designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?**

1. **Roof Materials:** Do you or will you have fire resistant roofing installed to the manufacturers specification and rated by Underwriter's Laboratory as Class A, B, or its equivalent (includes but not limited to: slate, ceramic tile, composition shingles, and metal)?

**NOTE:** Fire resistant materials are required to be used for all horizontal projections. To give your structure the best chance of surviving a wild fire, all structural projections such as balconies, decks and roof gables **shall** be built with fire resistant materials equivalent to that specified in the uniform building code.

2. **Spark Arrestors:** Will all chimneys and stove pipes be capped with spark arresters meeting NFPA standards (e.g., constructed of 12 USA gauge wire mesh with half-inch openings)?

| <b>A(1) &amp; (2) These Standards are applicable to all dwellings, accessory buildings, and agricultural buildings in:</b><br>-All Zones |  |
|--|--|
| <b>A(1). If <u>Yes</u> Then</b>  | <b>A(1). If <u>No</u> Then</b>   |
| Your roof will resist ignition from fire brands. Fire resistant roofing is one of the most important standards of defensibility.         | Fire resistant roofing is required. There is no way to mitigate risks of a wild land fire ignition related to use of more flammable roofing. Fire brands can be carried over a quarter mile to land on a roof. |
| <b>A(2). If <u>Yes</u> Then</b>  | <b>A(2). If <u>No</u> Then</b>   |
| Sparks and embers in the fire box of a fireplace or stove will not be allowed to escape through the chimney and start a wild land fire.  | There is no alternative to the requirement that spark arrestors be installed and maintained. They are common and widely available.   |

**B. Is your structure designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?**

- 1. Decks:** Will all decks be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals? Will decks less than three feet above ground also be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings? Will decks, as required in accordance with [11.110\(B\)](#) above, be built of fire resistant material? Will all flammables be removed from the area immediately surrounding the structure to be stored 20 feet from the structure or enclosed in a separate structure during fire season?
- 2. Openings:** Will all openings into and under the exterior of the building including vents and louvers, be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings.
- 3. Trees:** Will all trees overhanging the building be limbed up 8 feet in accordance with fire fuel break requirements in [11.120\(A\)](#) above, kept trimmed back 10 feet from any chimney or stove pipe, and be maintained free of all dead material.
- 4. Underground Utilities:** Utility supply systems serving new development shall be underground whenever practical.

Do all new buildings and structures served by electricity include a clearly marked power disconnect switch at the pole or off-grid power source?

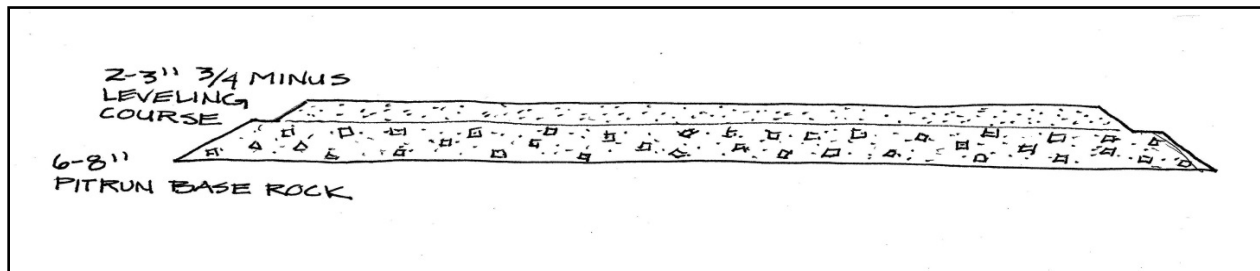
|  |   |
|--|---|
| <p><b>5. <u>Stand Pipe</u>:</b> Will a stand pipe be provided 50 feet from the dwelling or any structure served by a plumbed water system?</p>   |   |
| <p><b>B. These Standards are applicable to dwellings, accessory buildings, and agricultural buildings or structures in:</b><br/>-All Zones</p>   |   |
| <b>B(1). If <u>Yes</u> Then</b>  | <b>B(1). If <u>No</u> Then</b>  |
| Horizontal extensions, like decks, will be protected from the accumulation of fire fuel. Horizontal extensions create a heat trap for heat if flames are generated beneath them. Limiting fire fuels under horizontal extensions and screening to keep embers or fire bombs from getting in under lower decks will help eliminate the risk of heat being trapped under a deck or porch and igniting a structure. | There is no alternative to the screening and maintenance required under and around the exterior of a structure, its decks, and other horizontal extensions.   |
| <b>B(2). If <u>Yes</u> Then</b>  | <b>B(2). If <u>No</u> Then</b>  |
| Vents are built to funnel air through enclosed areas of a structure. Screening on the vents or behind vent louvers ensures that embers are not sucked into the hard-to-reach recesses behind the vents.  | There is no alternative to the screening of exterior vents and openings.  |
| <b>B(3). If <u>Yes</u> Then</b>  | <b>B(3). If <u>No</u> Then</b>  |
| Healthy green trees around the house can be retained and may actually help shelter the dwelling from fire brands.<br><br>Trees and their debris must be maintained in a clean healthy condition.   | If maintenance of trees near or overhanging the house is too onerous the trees can be removed.<br><b>NOTE:</b> The presence of trees has been shown to have the benefits discussed in <a href="#">11.120(A)</a> , above, if properly maintained.  |
| <b>B(4). If <u>Yes</u> Then</b>  | <b>B(4). If <u>No</u> Then</b>  |
| <ul style="list-style-type: none"> <li>Threat of a fire start due to downed service lines will be minimized.</li> <li>Access to and around the structure will be simplified by limiting aerial access to the structure to a single location.</li> <li>Responders will be able to shut down main power so they can respond safely to the structure at the main service switch.</li> </ul>                         | <p>The fire mitigation plan submitted with the request for modification must document that it is not practical to underground utilities and propose measures such as:</p> <ul style="list-style-type: none"> <li>Keeping the utility service routes clear to simplify access around the structure.</li> <li>Providing a single point of access to the structure.</li> </ul> <p>There is no alternative to the requirement that private utility services have a clearly marked power disconnect switch at the pole or off grid power source.</p> |
| <b>B(5). If <u>Yes</u> Then</b>  | <b>B(5). If <u>No</u> Then</b>  |
| This stand pipe will be available to the homeowner for use to help contain smaller fires prior to emergency responders getting to  | There is no alternative allowed to the provision of a standpipe 50 feet from all combustible structures served by a plumbed water system. Rural response  |

|           |   |
|-----------|---|
| the site. | times are always longer than in town. Land owners must do what they can to provide immediate response to small fire starts. |
|-----------|---|

**SECTION 11.140 Access Standards - Providing safe access to and escape from your home.**

**A. Does your residential driveway meet standards for improved, all weather driveway surface and minimum driveway widths?**

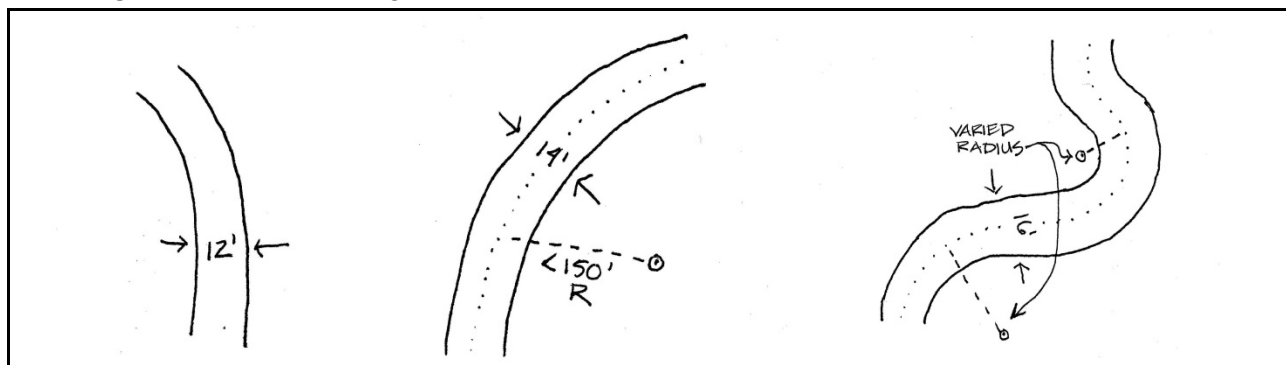
**IMPROVED SURFACE REQUIREMENTS**



90-95% Compaction

Driveway surface standards shall meet the specifications above or meet an alternate design standard established by a licensed engineer who will certify that the alternate design standard is capable of supporting 75,000 pound gross vehicle weight year round, wet or dry. Compliance shall be demonstrated prior to inspection by the County Road Department to confirm compliance with road approach permit.

**MINIMUM DRIVEWAY WIDTHS**



Minimum improved width is 12 feet on straight sections and through gentle curves.

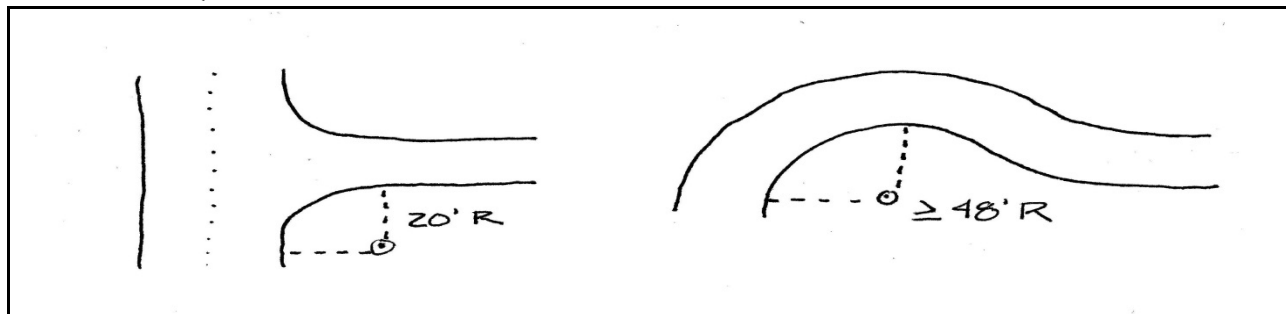
Minimum improved width is 14 feet on single curves with less than 150-foot radius.

Minimum improved width is 16 feet when curves are linked or located on a slope in excess of 10%.

| A. This Standard is applicable to residential driveways in:<br>-All Zones                             |   |
|---|---|
| A. If <u>Yes</u> Then   | A. If <u>No</u> Then  |
| Emergency responders will be able to bring all vehicles onto your property and to your building site. | <p>A modification of fire safety standards must be requested.</p> <p>The fire mitigation plan submitted with the request for modification must propose mitigation measures such as:</p> <ul style="list-style-type: none"> <li>• A demonstration why standards cannot be met and that an alternate site will not allow standards to be met.</li> <li>• Proposed alternate road lay out that can allow the best access possible to the building site.</li> <li>• NFPA Sprinkler system if alternate access standards cannot provide for timely response.</li> <li>• Expanded fire fuel breaks.</li> <li>• Additional irrigation on all sides of the home and an on-site water supply capable of running the irrigation system for extended periods.</li> <li>• Structural fire proofing (thermal windows, smaller windows, fire retardant building materials on all sides).</li> <li>• Evacuation plan and acknowledgment that some or all fire equipment may not have sufficient access to your property to respond.</li> </ul> |

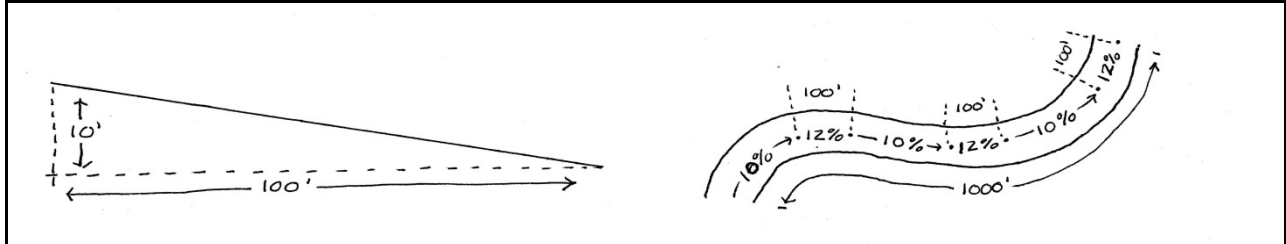
**B. Is your dwelling accessed by a driveway with curves and slopes that are passable by emergency equipment? And are turnouts provided as needed to allow vehicles to pass safely?**

**CAN LARGE EQUIPMENT MAKE IT AROUND THE TURNS IN YOUR DRIVEWAY?**



Minimum 20 foot turn radius onto driveway from road.

Minimum 48 foot turn radius for curves or switchbacks in the driveway. Larger radius, more gentle turns are desirable where possible.

**IS THE SLOPE OF YOUR DRIVEWAY GENTLE ENOUGH FOR EQUIPMENT TO GET UP AND DOWN SAFELY?**

Maximum steady grade of 10% or

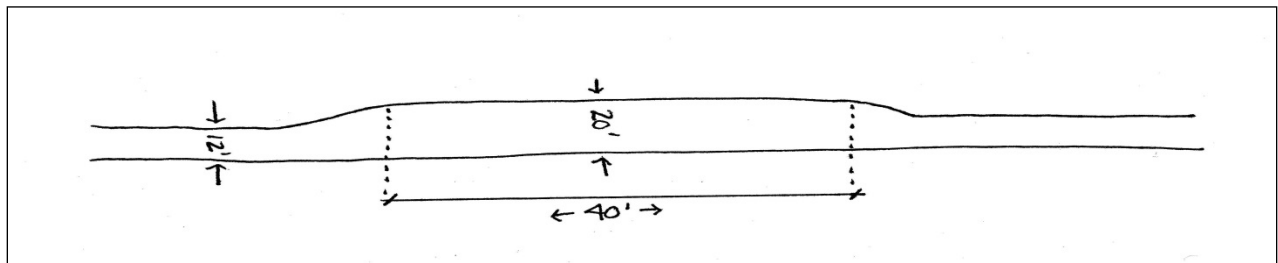
10 feet of elevation gain over 100 feet of distance.

Maximum steady grade of 10% may be exceeded

for short pitches. Short (up to 100-foot lengths)

intermittent sections may be up to 12%.

No more than three 100-foot lengths in 1,000 feet.

**IF YOUR DRIVEWAY IS LONGER THAN 200 FEET, ARE TURNOUTS PROVIDED ALONG ITS LENGTH?**

Turnouts need to be provided at least every 400 feet. Turn outs are intended to allow vehicles to pass safely, especially during an emergency. This should be kept in mind when siting the turnouts. Steeper slopes or tighter corners may require turnouts to be located closer than every 400 feet.

**B. This Standard is applicable to all residential driveways in:**

-All Zones

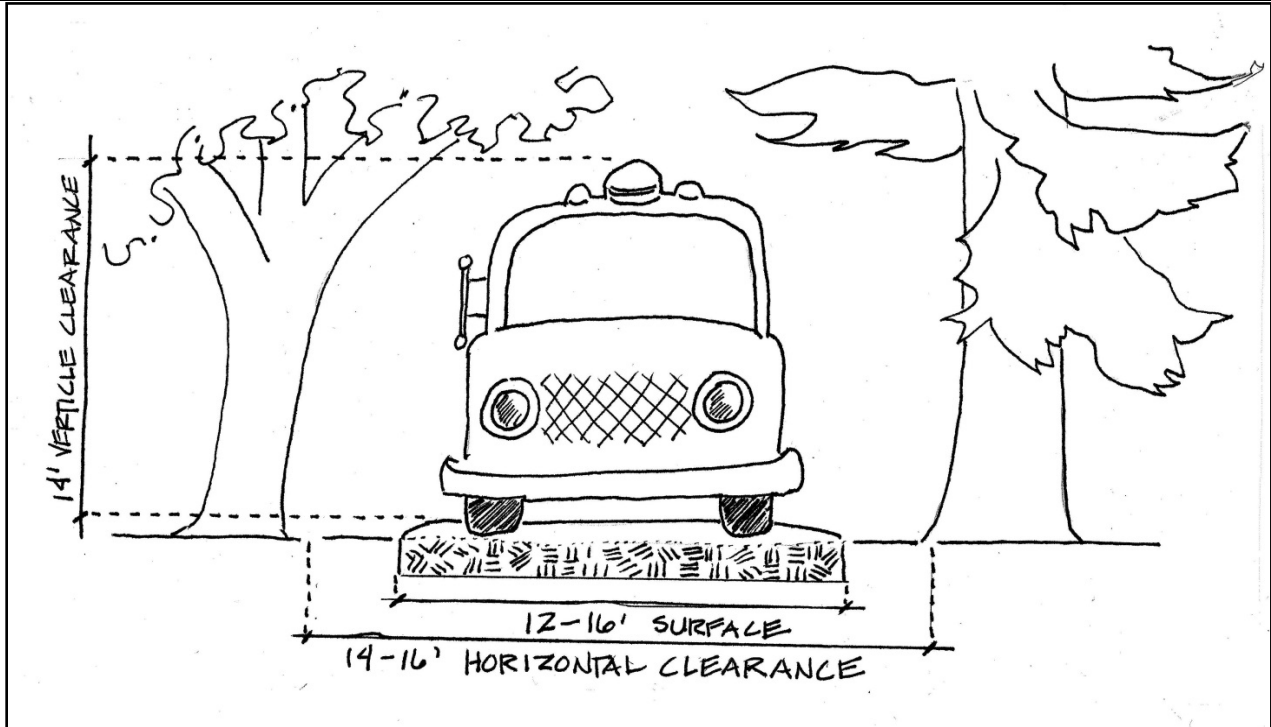
**B. If Yes Then**

- Emergency responders will be able to bring all vehicles onto your property and to your building site.
- You will be able to get off your property as the fire equipment accesses the site.

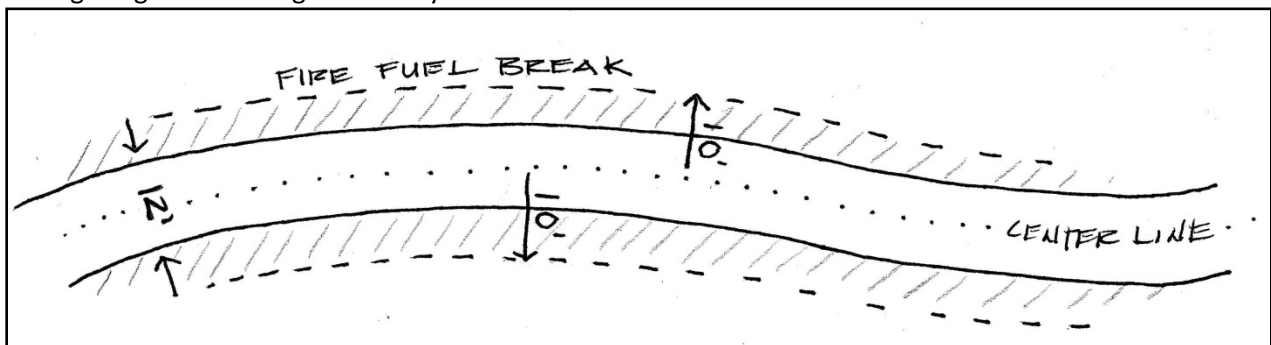
**B. If No Then**

See **(A)** above

C. Does your residential driveway provide adequate clearance for emergency vehicles and is there sufficient clear area along the driveway to allow responders to maneuver safely around their vehicles?



Responding vehicles need over 13 vertical feet and a minimum of 14 horizontal feet of clearance to pass through vegetation along a driveway.

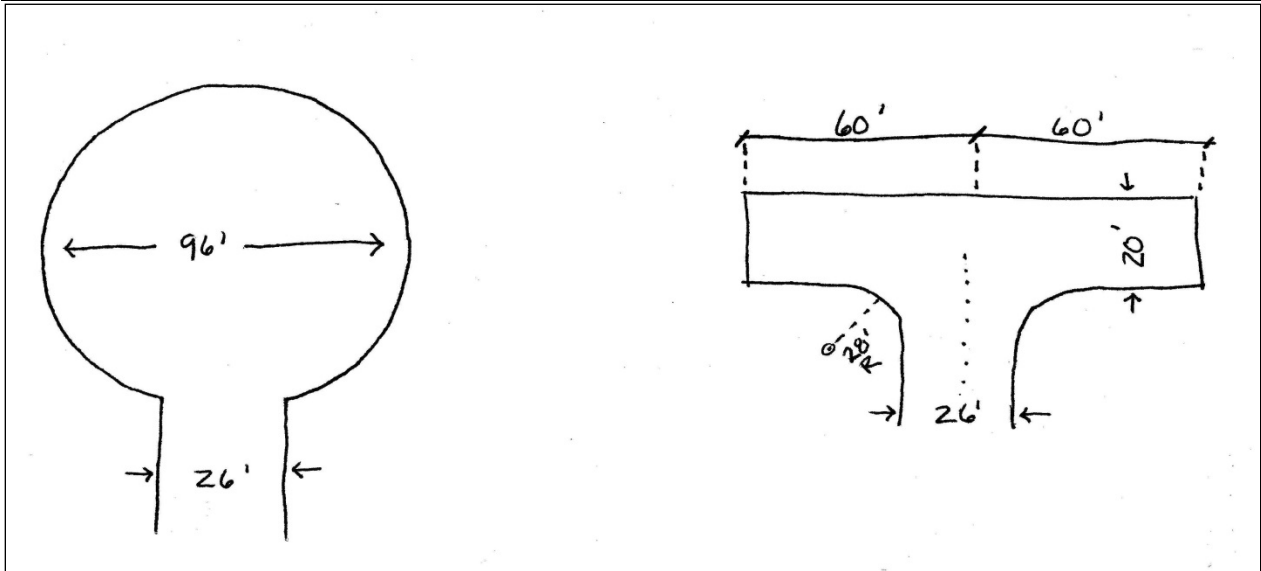


A fire fuel break extending 10 feet either side of the center line of the driveway is required.

| C. This Standard is applicable to all residential driveways in:<br>-All Zones   |                      |
|---|----------------------|
| C. If <u>Yes</u> Then   | C. If <u>No</u> Then |
| <ul style="list-style-type: none"> <li>• Emergency responders will be able to access your property without damaging your landscaping, native trees, or their vehicles.</li> <li>• If there is a need to respond from the driveway, there will be room to maneuver more safely around the emergency vehicles.</li> <li>• If there is a major wild land fire, the fire fuel break along the drive will help ensure that the driveway remains passable during the response.</li> </ul> | See <b>(A)</b> above |

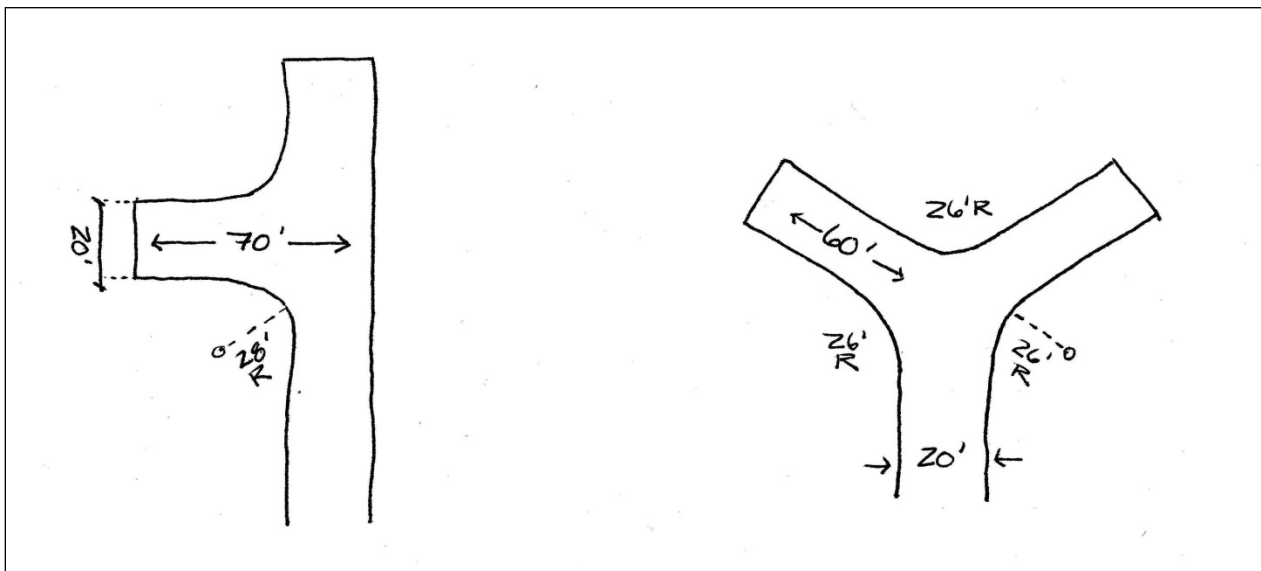


**D. If your residential driveway is longer than 150 feet, does it end with a turnaround that is passable for emergency responders?**



95-foot-diameter cul-de-sac

120-foot hammerhead



Acceptable alternative to 120' hammerhead

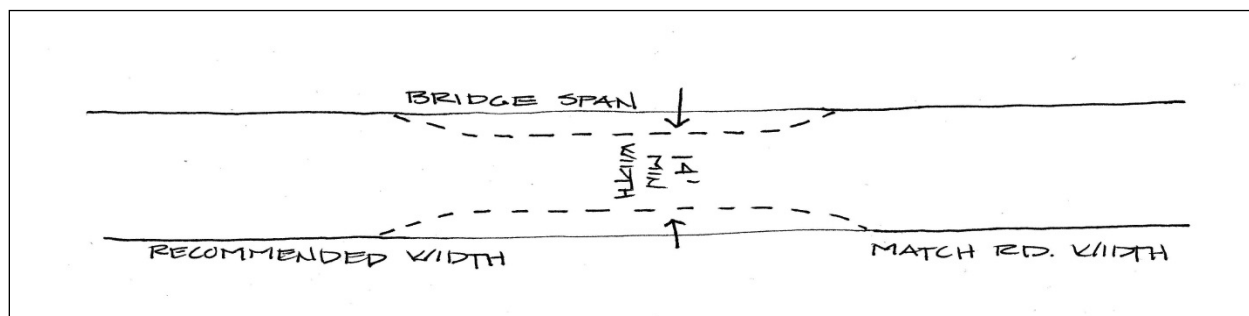
Acceptable alternative to 120-foot hammerhead

**D. This Standard is applicable to residential driveways in:**

| -All Zones  |                      |
|---|----------------------|
| D. If <u>Yes</u> Then   | D. If <u>No</u> Then |
| Responders accessing your property in an emergency will be able to get turned around to leave the property, make room for additional responders, or to refill tenders and return. | See (A) above        |

**E. Can the bridges or culverts crossed to access your dwelling on your property accommodate emergency response vehicles?**

Culverts larger than a 6-foot diameter and all bridges that are relied on to access development must be engineered constructed and maintained to support 75,000 pounds gross vehicle weight. Culverts less than a 6-foot diameter must be installed to manufacturer specifications, including requirements that the culvert be embedded sufficiently to maximize water flow and minimize risk of scouring or undercutting below the pipe.



Bridges should match the finished width of the road or driveway. A minimum bridge width of 14 feet is required and may be built if 7-foot-wide and 50-foot-long pullouts are provided on either side of the bridge.

**F. Can emergency responders get through your gate?**

- Gates need to swing or glide.
- Gates need to be operable by a single person and maintained in operable condition.
- The horizontal clearance through a gate must be a minimum of 14 feet.
- Electric or locked gates must be operable or removable by emergency responders.

**G. Are the signs you've posted for emergency responders legible and in good repair?**

Signs required to:

- Limit parking.
- Mark fire lanes.
- Direct responders to an on-site water source.
- Identify electrical service shut-off at the power pole or off grid power source.
- Post weight limits on existing bridges or culverts.

Must be made and maintained so that:

- Lettering is light colored and reflective against a dark background – except that red and white 12 inch by 18 inch fire lane, no parking signs Per Figure D(103.6) of the 2004 Oregon Fire Code.
- Letters are a minimum of 4 inches tall.
- Letters are a minimum of ½-inch-wide-letter strokes.

Signs are posted and kept clear of vegetation so they are fully visible.

**E. This Standard is applicable to residential driveways in:**

-All Zones

**E. If Yes Then**

Emergency responders will be able to get to or through your property without risk of damage to equipment or roadway structures.

**E. If No Then**

A modification of fire safety standards must be requested.

The fire mitigation plan submitted with the request for modification must propose mitigation measures including:

- Any culvert greater than a 6-foot diameter or bridge not capable of supporting 75,000 gross vehicle weight shall be signed at both entrances.
- Other applicable mitigation measures listed in **(A)** above.

**F. This Standard is applicable to residential driveways in:**

-All Zones

**F. If Yes Then**

Emergency responders will be able to access your property.

**F. If No Then**

No alternatives exist for the requirement for a passable gate.

**G. This Standard is applicable to residential driveways in:**

-All Zones

**G. If Yes Then**

Emergency responders will be able to access and navigate your property and the development site.

**G. If No Then**

No alternatives exist for the requirement for that clear and legible signage be installed and maintained.

**H. Are the roads to your residential property maintained in a condition that is passable for emergency vehicles? Do you know who is responsible for required improvements and maintenance?****DEFINITIONS – WHO IMPROVES AND MAINTAINS WHICH EXISTING ROADS?**County Roads are:

- Fully dedicated public roads over which the County has full jurisdiction.
- The County is responsible for improvements and maintenance of county roads including bridges, culverts, ditches, etc.
- Most, if not all, public roads in the county meet the minimum access requirements for emergency vehicles.

Local Access Roads are:

- Public roads over which the County has limited jurisdiction.
- The County is not liable for failure to improve the local access road or keep it in repair.
- The County has limited ability to spend money on local access roads and expenditure on local access roads is made only in emergencies and is subject to special review process prior to the expenditure.
- Landowners served by the road must improve or maintain the road if it is to stay in good repair.
- Some local access roads have organized maintenance organizations but most do not.
- Many local access roads meet minimum access requirements but some will require improvements in order to be accessible to emergency responders and all will require maintenance.

Private Roads are:

- Neither public roads nor county roads.
- The County cannot improve or maintain private roads.
- Private roads serve more than one dwelling but are not required to be open to the public.
- The land owners served by the private road are solely responsible for its improvement and maintenance.
- Many private roads will require improvements in order to be accessible to emergency

responders and all will require maintenance.

Driveways are:

- Private access roads serving no more than two dwellings.
- The home owner bears sole responsibility for driveway improvement and maintenance.

Per [ORS 368.001-368.031](#)

**ACCESS ROAD STANDARDS – WHAT MAY HAVE TO BE DONE TO ROADS LEADING TO BUT NOT PART OF YOUR PROPERTY?**

If a legally created parcel is accessed by a County or State improved and maintained road, the applicant must demonstrate that driveway standards are met on the property and is responsible for continued maintenance of the driveway in accordance with standards.

If a legally created parcel is accessed by a local access or private road the road way will need to be determined to meet county road standards or minimum standards for a fire apparatus access road (defined in Chapter 5 of the 2004 Oregon Fire Code) prior to new construction. A fire apparatus access road needs to have an improved all-weather surface of 20-feet wide or sections of the road with a finished road surface width of 20 feet for a length of 40 feet at no greater than 400-foot intervals. All access standards, other than width, turn radius, and slope or grade that are applicable to driveways, **(A) – (H)**, are also applicable to local access and private roads. Improvements made within a local access road will require a permit to do work in a public right of way.

Land divisions creating new parcels need to improve roads up to the point of access to the proposed land division to meet public road standards prior to final land division approval.

**H. This Standard is applicable to residential development in:**

-All Zones

| H. If <u>Yes</u> Then  | H. If <u>No</u> Then  |
|--|---|
| Emergency responders will be able to get to your property with any vehicle at a reasonable rate of speed with little risk of damage to equipment or roads. | <p>A modification of fire safety standards must be requested.</p> <p>The fire mitigation plan submitted with the request for modification must:</p> <ul style="list-style-type: none"> <li>• Employ applicable mitigation measures listed in <b>(A)</b> above. -AND-</li> <li>• Demonstrate that county road or fire apparatus access road standards cannot feasibly be met.</li> <li>• Demonstrate that improvements achieve basic access (driveway standard) along sections determined incapable of meeting a higher standard.</li> </ul> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>• If basic driveway standard is not met at any point, that section shall be clearly signed from both directions calling out the weight limit, width of narrow road section, or grade and length of steep road way.</li> <li>• Ability of responders to get to a site is limited by the ability of an applicant to make and maintain off-site improvements.</li> <li>• The land owner will be notified of service limitations resulting from substandard access and required to document acknowledgement of limitations to emergency services prior to receiving a building permit.</li> </ul> |
|--|--|

**SECTION 11.150 Fire Protection or On-Site Water Required - Ensuring dwellings have some fire protection available through manned or unmanned response.**

**DEFINITION - FIRE DISTRICT FOR PURPOSE OF APPLICATION OF FIRE STANDARDS.**

An actively trained and reporting structural fire protection district having a boundary on file with the State Fire Marshal and recognized as a qualified structural fire protection district by the State Fire Marshal's Office.

**A. Are you proposing to construct a dwelling inside a structural fire protection district? -OR-**

**ON SITE WATER IS REQUIRED IN BOTH URBAN AND RURAL ENVIRONMENTS FOR FIRE SAFETY (Fire Flow Requirements).**

**Dwellings less than or equal to 3,500 square feet** can rely on emergency responders to meet the on site water requirements if they are inside a fire protection district.

**Dwellings in excess of 3,500 square feet** require on-site water in excess of the amount of water that could reasonably be delivered to the site by emergency responders. Dwellings in excess of 3,500 square feet need to provide an NFPA sprinkler system to meet on site water requirements. Provision of an NFPA sprinkler system meets fire code fire flow requirements.

**Structures must be located inside a structural fire protection district if possible.** It is not possible to be in a fire protection district when it is demonstrated that the dwelling cannot locate within, annex into a district, or contract with a structural fire protection district for service

**Agricultural structures and buildings and other accessory buildings in the Forest Zones,** not otherwise provided with onsite water for fire protection, must meet the minimum standards for onsite water required by the Management Plan. A pond, stream, tank or sump with storage of not less than 1,000

gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided.

**A. This Standard is applicable in:**

-All Zones - as specifically noted in the standard

**A. If Yes Then**

- A special taxing district exists and volunteer or professional fire fighters will respond to and defend a structure to the best of their ability.
- Installation of an NFPA-approved sprinkler system meets the fire flow requirements for rural structures when a responders' ability to bring water to the site cannot. (See other benefits of NFPA sprinkler systems in **(B)**, below.)

**A. If No Then**

Refer to **(B)**, Below

**B. Are you proposing to construct a dwelling outside a structural fire protection district?**

**ON-SITE WATER IS REQUIRED IN BOTH URBAN AND RURAL ENVIRONMENTS FOR FIRE SAFETY EVEN OUTSIDE A STRUCTURAL FIRE PROTECTION DISTRICT (Fire Flow Requirements).**

**Dwellings can be located outside a structural fire protection district** upon demonstration that the parcel or home site cannot locate within, annex into, or contract with a structural fire protection district for service. If a dwelling is proposed outside a structural fire protection district, you cannot rely on emergency responders to meet the fire code fire flow requirements. Providing an NFPA sprinkler system is required to meet fire flow requirements unless a request for modification of the fire safety standards has been requested and approved.

**Dwellings in the Forest Zones and outside a structural fire protection district** must provide a year-round on-site 4,000 gallon water source, or access to a stream or spring having continuous year-round flow of at least 1 cubic foot per second.

- The applicant must provide a written statement from Oregon Water Resources Department verifying that permits or registrations required for any water diversion or storage have been obtained or are not required.
- Driveway access and a turnaround meeting the access standards in [Section 11.140](#) must be extended to within 10 feet of the water source.
- Permanent signs shall be posted directing emergency vehicles to approved water sources.

**Agricultural structures and buildings and other accessory buildings in the Forest Zones** must meet the minimum standards for onsite water required by the Management Plan. (see **(A)**. above)

| <b>C. This Standard is applicable in:</b><br>-All Zones - and as specifically noted in the standard  |  |
|--|--|
| <b>B. If <u>Yes</u> Then</b>   | <b>B. If <u>No</u> Then</b>  |
| <ul style="list-style-type: none"> <li>• Provision of an NFPA sprinkler system does not rely on a responder's presence to function and can often extinguish a small ignition before it grows to the point where a large-scale response is necessary.</li> <li>• Meeting fire flow requirements for larger structures can require an on-site water source of 8,000 gallons or more (see alternatives to sprinkler system).</li> <li>• Installation of a sprinkler system in site-built homes, particularly larger homes, is often the most affordable way to meet fire flow requirements. Installation of an NFPA approved sprinkler system can save home owners a significant amount on their fire insurance rates and will pay for itself over time.</li> </ul> <p>NOTE: Manufactured homes and historic structures may substitute on site water provision for inclusion of a residential sprinkler system when otherwise required. The county recognizes the disproportionately high cost of installation of NFPA sprinkler systems in this type of structure and the limited ability to alter the design of structures when locating a historical structure or manufactured home. Applicants locating a manufactured home or historic structure on their property may elect to install an on-site water source meeting the on-site water requirements listed in this subsection. No request for modification needs to be made for these structures.</p> | <p>If a NFPA sprinkler system is required but cannot be provided, a modification of fire safety standards must be requested. This is necessary because either no structural fire protection will be provided by a recognized district or because the dwelling exceeds the size determined to be defensible by local responders.</p> <p>The fire mitigation plan submitted with the request for modification must include an on-site water source capable of meeting fire code requirements for water supplies in rural settings. Requirements for rural water supplies to meet fire flow requirements are generalized here:</p> <ul style="list-style-type: none"> <li>• Minimum on site water storage 2,000 gallons</li> <li>• 1,500-3,500 square foot dwelling - 4,000 gallons</li> <li>• &gt;3,500-5,000 square foot dwelling - 8,000 gallons</li> <li>• &gt;5,000 square foot dwelling - 13,000 gallons</li> </ul> <p>When on-site water is provided to meet fire flow requirements within a fire protection district, the on-site source must be made accessible to responders.</p> <p>When on-site water is provided to meet fire flow requirements outside a fire protection district, then the fire mitigation plan shall include provisions by the home owner for applying the water to the structure in the event of a fire.</p> |



### **Section 11.210 Fire Safety Standard Review Process**

- A. Compliance with applicable fire safety standards is required by the ordinance for new, replacement, and modified structures in all rural zones.
1. Fire standards shall be made a part of the **conditions** of approval when a conditional use permit, site plan or subject to standards review, partition, subdivision, or other land use action is required prior to construction.
  2. Structures or alterations to structures that are subject to ministerial review must also comply with all applicable fire standards prior to receiving zoning approval on a building permit application.
  3. In all cases compliance with applicable fire standards shall be self-certified prior to receiving zoning approval on a building permit.
  4. Certifications shall be verified within one year of approval and may be verified by staff site visits at any time.
- B. Continued compliance with fire safety standards is required.
1. Compliance is the responsibility of the land owner.
  2. An illustrative checklist will be provided to land use permit applicants and building permit applicants that explains all necessary steps to comply with applicable fire safety standards.
  3. Required compliance with fire safety standards shall be disclosed to future land owners prior to sale of any parcel.

Where fire safety standards, or a modification of the standards pursuant to 11.220 below, are applied through a land use review as conditions of approval, the conditions of approval shall be recorded along with the notice of decision.

### **Section 11.220 Modification of Fire Safety Standards**

If one or more fire safety standard cannot be met, the applicant must request a modification to fire safety standards. The request for modification shall include a site specific fire safety mitigation plan. The modification of standards review shall be processed in accordance with the procedures in LUDO [Section 2.050\(A\)\(3\)](#). Notice prior to the decision shall be provided to fire responders with jurisdiction by the Planning Director. The decision to approve or deny the request for modification shall meet all public notice requirements.

### **Section 11.230 Fire Safety Mitigation Plan**

A fire safety mitigation plan is required when an applicant needs to request a modification to one or more fire safety standards listed on the self-certification check list. A fire safety mitigation plan is also required for any land division creating lots that can accommodate dwellings. A fire mitigation plan shall include the following:

**A. One or more maps and accompanying narrative statement addressing the following:**

1. Site description.
2. Documentation of fire protection service or proposed plan for on-site fire protection.
3. Documentation of on-site water supply where required.
4. Driveway construction plan including gate features, size and locations of bridges or culverts and proposed signage.
5. Documentation of fuel break areas if land on adjoining properties is relied on to meet fuel break requirements.
6. Public or private road plans for new roads to serve proposed land divisions (including location, size, and type of bridges and culverts).
7. Other information deemed necessary to allow adequate review of the request for modification.

**B. Statement of need**

A clear statement of why the fire safety standards cannot feasibly be met.

**C. Risk Assessment**

An assessment of increased risk of wildfire damage if standard is modified. Risk assessments shall consider the purpose of the standard that cannot be met, the specific proposal, and site conditions to determine what, if any, additional exposure to wild land fire risks could be created by approval of the modification to fire safety standards. The consideration shall include increased risk of the proposed structure becoming a source of ignition and risks to the proposed structure from a wild land fire ignited elsewhere and traveling through the site.

**D. Statement of Additional Action Proposed to Eliminate or Minimize Increased Risks**

A clear list of additional measures proposed by the applicant to address any increased risks identified in the risk assessment.

**Section 11.240 Review of Requested Modification(s)**

**A. Planning Director Shall Seek Review**

1. The Planning Director shall request and consider the comments and recommendations of local emergency responders, including ODF and the State Fire Marshal's Office when making the final decision on a request for modification of fire safety standards. The complete fire safety mitigation plan shall be forwarded to all commenting responders including the Deputy State Fire Marshal.

2. Comments and recommendations by local responders shall be provided to the Planning Director within 15 days.

**B. Responses to the Director's Request for Review**

1. Responders' comments and recommendations shall do one of the following:
  - a. Support the modification with mitigation measures proposed by the applicant.
  - b. Support the modification with a recommendation for alternate mitigation measures detailed by the responders.
  - c. Accept the request for modification conditionally though minimum standards cannot be met. This will be done only when the responder commenting on the request cannot recommend feasible means to mitigate risks resulting from approval of the modification. Acceptance of a modification that cannot be fully mitigated or meet minimal standards will also include an assessment of any limitations of service that may accompany approval of the modification.

*E.g., an existing off-site bridge is located along a private road accessing the applicant's dwelling and many existing dwellings. The bridge is weight limited but cannot be feasibly upgraded for the one new home. One or more responders may require that the weight limit of the existing bridge be determined and clearly posted and they may also elect to notify the current land owner and all other residents that larger responding vehicles will not respond to calls accessed by that bridge.*

- d. Recommend denial of the requested modification(s) on the grounds that:
    - (1) The proposed modification is not necessary because standards can and should be met, including consideration and selection of an alternative location for the development.
    - (2) Approval of the proposed modification will result in undue risk to life and safety.
2. Comments and recommendations from emergency responders shall be supported by reasons sufficient to allow the Planning Director to weigh the evidence and arguments prior to deciding to grant, conditionally grant, or deny a request for modification of fire safety standards.
3. Approval or denial of a modification to standards is not subject to variance criteria in the LUDO.
4. A modification of standards can be reviewed and decided in conjunction with another land use decision where other land use permits are required.
5. Approval of a modification of standards is subject to administrative review, public notice, and the opportunity for further review on appeal under LUDO [Section 2.150](#).
6. Certifications shall be verified within one year of approval and may be verified by staff site visits at any time.

