



TOWN OF WOODWAY

23920 113th Place W. · Woodway, WA 98020
206.542.4443 · 206.546.9453 fax
<http://www.townofwoodway.com>

DRIVEWAY STANDARDS

The Town of Woodway uses two basic criteria when determining driveway/access requirements, Fire Access and Fire Flow.

Fire Access Requirements:

Serving 1-2 Lots: Private Lanes (driveways) serving one or two lots are required to have a minimum of 12' paved or all-weather access, with 15' total clear width. This access and clear area shall be an approved load-bearing surface. If serving two homes, the easement width shall be 15'.

Serving 3-4 Lots: Private Lanes (driveways) serving three to four lots are required to have a 16' paved or all-weather access, set within a 20' clear width access easement. This access and additional 4' clear area shall be an approved load-bearing surface.

Serving 5 or More Lots: Access serving five or more lots requires a local access street (or private road meeting local access specifications). Per Woodway standards, local access streets require 40' ROW with a 30' roadway section.

Fire Flow Requirements:

All lots shall meet one of the following requirements

1. An available fire hydrant properly spaced along street frontage no greater than maximum distance to property per table C105.1 of the 2009 IFC, and in combination with a driveway no greater than 200' distant to dwelling along approved route; or
2. An approved fire suppression system.

Notes:

1. All-weather surfacing must meet the live load bearing requirements for H₂O loading and the edge must be clearly visible for emergency vehicles.
2. An approved turn-around is required if the access is longer than 200 feet from the public ROW to the most distant residential structure as measured along approved route.
3. Private driveway grades shall not exceed 12% without Fire Marshal approval. The Fire Marshal may evaluate steeper grades with consideration to fire protection and department capabilities for fire and rescue emergencies.
4. Projects unable to meet these Fire Access and Fire Flow requirements shall be required to obtain a variance.