

Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse



FIRE SERVICE AGENCY REVIEW

TO THE APPLICANT: Take this form to the Structural Fire Service Provider* that serves your property along with the following:

- A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- A floor plan of the proposed development; and
- A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers]
- After the fire official signs this form, include it with your application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

*If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

Address of Site 12424 NW Springville Road, Portland Oregon
 Map & Tax Lot: 1N1W15C-00600 'R' number RR961150770
 Description of Proposed Use: Single Family Dwelling
 Total Square Footage of Building (including roof projections, eaves & attached structures): 30,000 SF
 Applicant Name: Scott Reed Phone: 503-391-6995
 Mailing Address: 1381 NW Benfield Drive
 City: Portland State: OR Zip Code: 97229 Email: scottgareed@yahoo.com

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Tualatin Valley Fire & Rescue Date of Review June 6, 2018

- The subject property is located within our service boundaries or is under contract.
- The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

**** Access Review by Structural Fire Service Agency Providing Service ****

- The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our agency before flammable materials are placed on the property.

See fire district letter dated June 6, 2018 for conditions of approval.

- The proposed development is not in compliance with the adopted Fire Service Agency's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

See Other Side

Scott Reed
Signature & Title of Fire Official
Fire Chief

STRUCTURAL FIRE SERVICE AGENCY REVIEW, cont.

**** Fire Flow by Structural Fire Service Agency Providing Service ****

- The structure, building or addition is exempt from the fire flow standards of the OFC B-105.2.
- The proposed non-commercial structure is less than 3,600 sq. ft. (including the horizontal projections of the roof) and there is 1,000 gallons per minute of fire-flow available at 20 psi from public water lines. No mitigation measures are necessary.
 - The proposed non-commercial structure is more than 3,600 sq. ft. (including the horizontal projections of the roof) and the fire-flow & flow duration at 20 psi is available from public water lines or private well and is in compliance with minimums specified in Appendix B, Table B105.1 of the Oregon Fire Code. No mitigation measures are necessary.
 - The existing fire-flow & flow duration available from public water lines or private well is not adequate to serve the proposed non-commercial structure in compliance with Appendix B of the Oregon Fire Code. The following mitigation measures are necessary* and must be installed prior to occupancy or use of the structure.
 - A monitored fire alarm must be installed.
 - Class A or non-combustible roof materials must be installed.
 - Defensible space of 30 feet around the structure/building/addition.
 - A defensible space of 100 feet around the structure/building/addition due to slopes greater than 20%.
 - A fire sprinkler system meeting Section 903.1.3 (NPPA 13D) of the Oregon Fire Code shall be installed.
 - Other On-site firefighting water supply not required. Water to be provided by fire district water tender operations.

* The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

Commercial/Industrial Buildings & Uses.

- The minimum fire flow and flow duration is available from public water lines or private well as specified in Appendix B, Table B105.1. No mitigation measures are required.
- The minimum fire flow & flow duration is not available from public water lines or private well as specified in Appendix B, Table B105.1. The following mitigation measures are required:

To the Fire Official:

- Land Use Planning has determined that the proposed building will qualify as an Exempt Farm Structure and the property owner has indicated that the building will be used solely for farm purposes and they intend on using the provision under ORS 455.315 and will not be obtaining a building permit for its construction.

Signature & Title of Fire Official

Joe DeBary
DFAI CFI
DAE DEBARY



June 6, 2018

Scott Reed
1381 NW Benfield Drive
Portland, Oregon
97229

Re: Reed Residence, 12424 NW Springville Road, Portland Oregon

Tax Lot I.D.: 1N1W15C-00600, R 961150770

Dear Mr. Reed,

Thank you for the opportunity to review the proposed plan surrounding the above-named development. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval.

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)

West-southwest exposures (as shown on Site & Access Plan sheet C-401) are outside of perimeter hose pull limitations. Prior to issuance of a grading permit, please provide a revised site plan showing fire apparatus access along this exposure.

2. **DEAD END ROADS AND TURNAROUNDS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide. <http://www.tvfr.com/DocumentCenter/View/1438> (OFC 503.2.5 & D103.1)

Main driveway reflects a circular turnaround near the main entry.

3. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced as to provide all-weather driving capabilities. (OFC 503.2.3)

Both the primary and secondary driveways-access roads to be of an all-weather surface capable of supporting 75,000 pounds gross vehicle weight and 12,500 pounds wheel load.

Command and Business Operations Center and
North Operating Center
11945 SW 70th Avenue
Tigard, Oregon 97223-9196
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97170-9641
503-259-1500

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

4. **GATES:** Gates securing fire apparatus roads shall comply with all the following (OFC D103.5, and 503.6):
1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
 2. Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
 3. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 4. Electric gates shall be equipped with a means for operation by fire department personnel
 5. Electric automatic gates shall comply with ASTM F 2200 and UL 325.

A vehicle access gate is not shown or otherwise approved. If a gate proposed, please provide a detail for fire district review and approval.

5. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)

BUILDING ACCESS AND FIRE SERVICE FEATURES

6. **KNOX BOX:** A Knox Box, padlock, or Knox key switch for gate access may be required. See Appendix A (using the link provided below) for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)
<http://www.tvfr.com/DocumentCenter/View/1438>

If a vehicle gate is provided, Knox control is required. Please contact this office for further discussion.

7. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

Please provide a physical address on the new home as well as near the intersection of the private driveway and public way visible from both approaches of NW Springville Road.

If you have questions or need further clarification, please feel free to contact me at (503) 259-1404.

Sincerely,

Drew S. DeBois

Drew S. DeBois
Deputy Fire Marshal II/CFI

Email: Drew.DeBois@tvfr.com

Cc: File., D. Krantz, Portland Fire Bureau

A full copy of the New Construction Fire Code Applications Guide for Residential Development is available at <http://www.tvr.com/DocumentCenter/View/1438>



12424 WI/ NW SPRINGVILLE RD
PORTLAND, OR 97229

ASSESSOR

Address	12424 WI/ NW SPRINGVILLE RD PORTLAND, OR 97229	Owner Name	REED SCOTT & REED,STACY
Address2		Type	OWNER (PRIMARY)
City	PORTLAND	Address	1381 NW BENFIELD DR
Property ID	R501639	City	PORTLAND
Tax Roll	SECTION 15 1N 1W, TL 600 54.49 ACRES, SPLIT MAP R324300 (R961160130), DEFERRAL- POTENTIAL	State	OR
	ADDITIONAL TAX	Zip Code	97229-9151
Use	RESIDENTIAL IMPROVED		
Lot	TL 600		
County	Multnomah		
State ID	1N1W15C 600		
New State ID	1N1W15C -00600		
Alt Account Number	R961150770		
Total Land Area	54.49 acres		
Split Property Parent	R324300		
Assessor Update Date	06/04/2018 8:16AM		

