Exhibit A.8

REC'D 10/11/23

Multnomah County
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: 6928 SE 282nd Avenue

Map & Tax Lot: 1S4E19BC, Tax Lot 600 'R' number: R994191280

Description of Proposed Use: Work area, offices, and yard for telecom install company

Total Square Footage of Building (including roof projections, eaves & attached structures): _____

Applicant Name: Scott Johnson Phone: 503-710-6955

Mailing Address: 14900 SE Bluff Road

City: Sandy State: OR Zip Code: 97055 Email: scott@newhorizonutility.com

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Gresham Fire Date of Review: 10-16-23

- ☐ 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.

Refer to the attached fire comments

- ☐ 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.

10-16-23
Signature & Title of Fire Official

See Other Side

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 (NFPA13D) of the Oregon Fire Code shall be installed.
- ☒ Other Refer to the attached fire comments

* 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:

10-16-23

Signature & Title of Fire Official

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.

Multnomah County Land Use Planning

Project: New Horizon
6928 Se 282nd Ave
Gresham, OR 97080
FROM: Brandon Baird, Gresham Fire (Brandon.Baird@GreshamOregon.gov)
DATE: 10/16/2023
FIRE COMMENTS: This is an existing building that is going through the permit process with Multnomah County. No structural work or additions proposed during this submittal.

NOTE: Building permit plans shall include a separate "FIRE ACCESS AND WATER SUPPLY PLAN" indicating all of the following!

1. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20' – 26' wide require the marking on both sides. Fire access roads 26' – 32' wide require the marking on one side. Indicate fire access on the building permit plans. I can email you our policy. ***OFC D 103.6***

2. Provide fire flow per Oregon Fire Code Appendix B. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. ***OFC 507.3 & B-101.1***

3. Prior to the building finals a 10" permanent address will be required high on the building, facing the address street, per Gresham Fire Addressing Policy. I can email the policy to you. ***OFC 505 & 1401***

4. The building address shall meet the Gresham Fire Addressing Policy. ***OFC 505.1***

5. Without knowing the current fire flow, a PUBLIC fire hydrant is required to be within 225 feet of the main entrance driveway. The furthest point on each building shall be no more than 500 feet from a hydrant. Private fire hydrants shall be installed along the entire length of the fire access road with spacing no more than 450 feet apart. Show on the building plans where the nearest existing and new hydrants are located. ***OFC Appendix C and 507***

6. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch **Storz** adapter with National Standard Threads installed on the 4 ½ -inch fire hydrant outlet. ***OFC 507***

7. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access roadway that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the marker accordingly. ***OFC 508.5.4***

8. Required Fire Dept. Access Roads on site shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at time of building permit submittal. ***OFC, Appendix D, Section D102.1***

9. ***If*** a gate is installed on a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. This policy can be emailed to you if requested. ***OFC 506.***

10. Fire access roads shall be within 150' of all portions of the building. This is measured as the hose stretches from where the fire engine is parked. ***OFC 503***

11. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with ***Table D103.4. D103.4***

12. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. ***OFC 503.2.4***

13. The fire code official is authorized to require a key box to be installed in an approved location. Knox policy and ordering form can be emailed on request.

14. A fire access and water supply plan shall be submitted at the time of permit submittal. The plan needs to include fire hydrant locations and hydraulic calculations, proposed fire apparatus access, location of fire lanes and fire apparatus turnarounds. This plan shall be drawn to scale. This plan shall be approved prior to construction. ***OFC 501.3 -Access plan provided and approved – BB 9-28-23***

GRESHAM FIRE DEPARTMENT

1333 NW Eastman Parkway, Gresham, Oregon 97030-3813
Phone 503-618-2355 • Fax 503-666-8330
www.greshamoregon.gov

Gate Policy

It will be the policy of the Gresham Fire Department to allow gates across fire access roads when, in the opinion of the Fire Marshal, the gates would not create an unreasonable impact to fire and life safety. Gates shall be installed maintaining the required access width (20’ min) or height (13’6” min) and be signed as NO PARKING FIRE LANE.

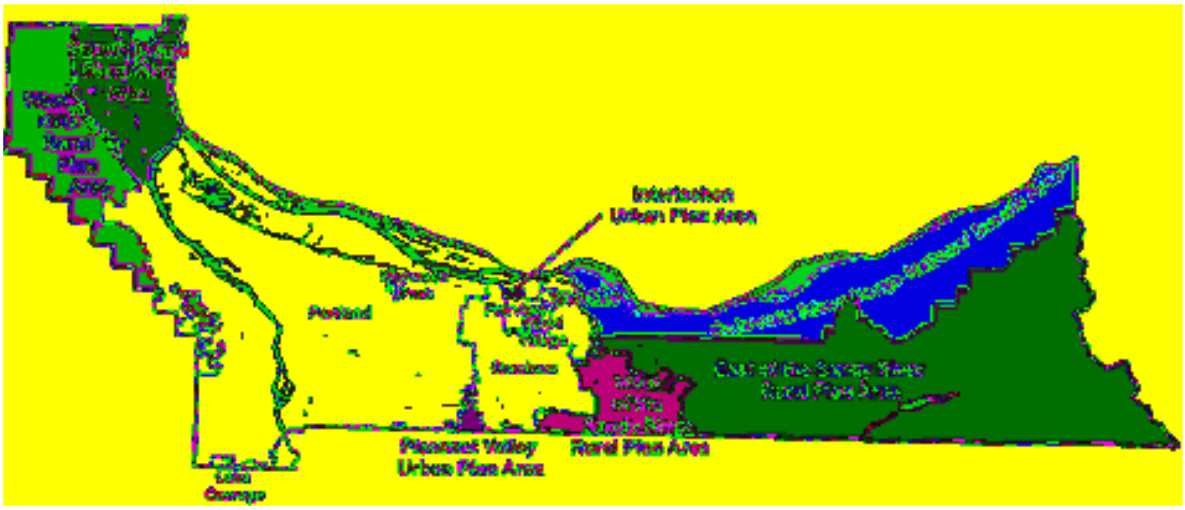
Primary access gates that are electrically operated shall have a Knox Box with either a toggle switch or pressure switch inside. The box with the switch shall be positioned immediately adjacent to the access pad/card panel or in the most convenient location as determined by the Fire Marshal for fire department access.

Gates shall “fail” open when activated by the switch and remain open until the system is reset. All electronic gates shall “fail” open during power outages. Primary access gates that are constructed to accept a padlock shall have a Knox Padlock (Model 3770 with Fire/Red ID option) installed.

Contact Fire Administration at GFD@GreshamOregon.gov or 503-618-2355 with questions.

To order Knox products visit: https://www.knoxbox.com.

FIRE CODE APPLICATION GUIDE
FOR DEVELOPMENT IN UNINCORPORATED MULTNOMAH COUNTY



This guide is intended to provide assistance in the application of the fire code in Unincorporated Multnomah County.
October 2011

Final 11.14.2011

FIRE SERVICE PROVIDERS

Gresham Fire & Emergency Services
(Gresham east to Sandy River)
1333 NW Eastman Pkway
Gresham, OR 97030
503-618-2355

Multnomah Co. RFPD #14
P.O. Box 1 | 36930 E Hist Col Rvr Hwy
Corbett OR 97019
503-695-2272

Sauvie Island Fire District #30
18342 NW Sauvie Island Rd.
Portland OR 97231
503-621-1242

Scappoose Fire District
PO Box 625 | 52751 Columbia River Hwy
Scappoose, OR 97056-3029
503-543-5026

Tualatin Valley Fire & Rescue
North Operating Center
20665 SW Blanton
Aloha OR 97007-1042
503-259-1423

Portland Fire & Rescue
55 SW Ash St.
Portland, Oregon 97204
503-823-3700

Cascade Locks Fire & EMS
505 Wa-Na-Pa / P.O.BOX 308
Cascade Locks, Oregon 97014
541-374-8510

FIRE APPARATUS ACCESS.

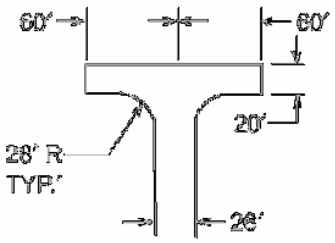
All proposed dwellings, facilities, buildings or portions of buildings hereafter constructed shall be accessible to the appropriate structural fire service agency's apparatus by way of an approved fire apparatus access road. The fire apparatus access road shall meet the following standards or as authorized by the fire official.

WIDTH AND VERTICAL CLEARANCE: The width of the fire apparatus access road serving your development is dependent on the number of existing and proposed structures and buildings served by the access road.

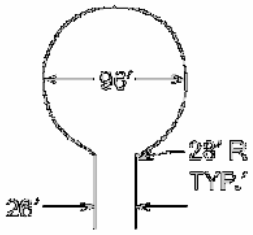
Two or Less Dwelling Units and Accessory Buildings – The fire apparatus access road shall have an unobstructed width of 20 feet with a 12 foot wide uniform driving surface. The access road shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches.

Three or More Dwelling Units and Accessory Buildings - Fire apparatus access roads shall have an unobstructed, uniform driving surface width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
(OFC 503.2.1 & D103.1)

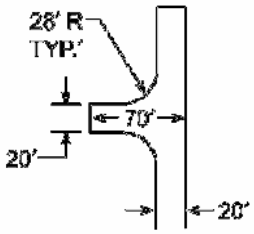
DEAD END ROADS & TURNAROUNDS: Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams of approved turnarounds are shown below.
(OFC 503.2.5)



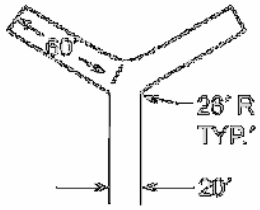
120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC



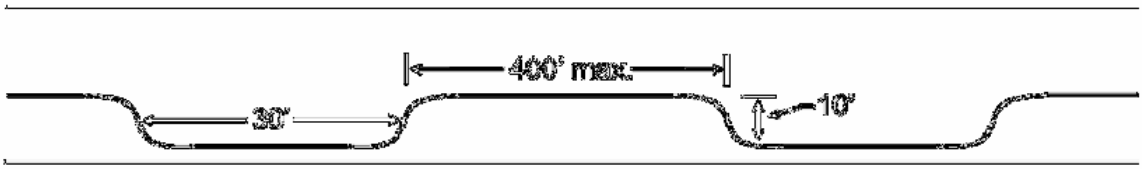
ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

TURNING RADIUS: The inside turning radius and outside turning radius of curves in the access road shall be not less than 28 feet and 48 feet respectively, measured from the same center point.
(OFC 503.2.4 & 103.3)

TURNOUTS: When a fire apparatus access road exceeds 400 feet in length, turnouts 10 feet wide by 30 feet long shall be provided in addition to the required road width and shall be placed no more than 400 feet apart, unless otherwise approved by the fire code official. These distances may be adjusted based on visibility and sight distances. Multnomah County RFPD #14 requires that turnouts be 20 feet wide by 40 feet long. (OFC 503.2.2)

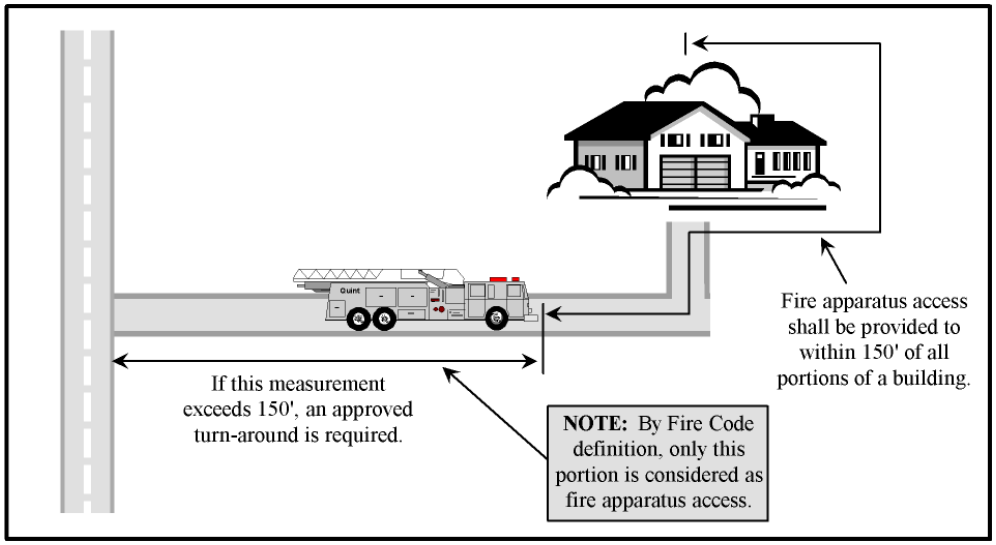


GRADE: Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. Approval of grades steeper than 10% and fire sprinklers as an alternative shall be at the discretion of the fire code official. The approval of fire sprinklers as an alternate shall be accomplished in accordance with the provisions of ORS 455.610(5) and OAR 918-480-0100. (OFC 503.2.7 & D103.D)

SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be on an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). Gresham Fire & Emergency Services and Multnomah County RFPD #14 require that the all-weather surface support an imposed load of fire apparatus weighing 75,000 pounds. Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC D102.1)

BRIDGES: Private bridges shall be designed and constructed in accordance with the State of Oregon Department of Transportation and American Association of State Highway and Transportation Officials Standards "*Standard Specification for Highway Bridges – AASHTO – HB-17*". A building permit shall be obtained for the construction of the bridge if required by the building official of the jurisdiction where the bridge is to be built. The design engineer shall prepare a special inspection and structural observation program for approval by the building official. The design engineer shall give in writing final approval of the bridge to the Fire Service Provider after construction is completed. Maintenance of the bridge shall be the responsibility of the party or parties that use the bridge for access to their property. The Fire Service Provider may at any time, for due cause, ask that a registered engineer inspect the bridge for structural stability and soundness at the expense of the property owner(s) the bridge serves. Culverts may be treated the same as bridges. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Please contact your local fire code official for information. (OFC 503.2.6 & D.102.1)

FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING & TURNAROUNDS: 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. 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)



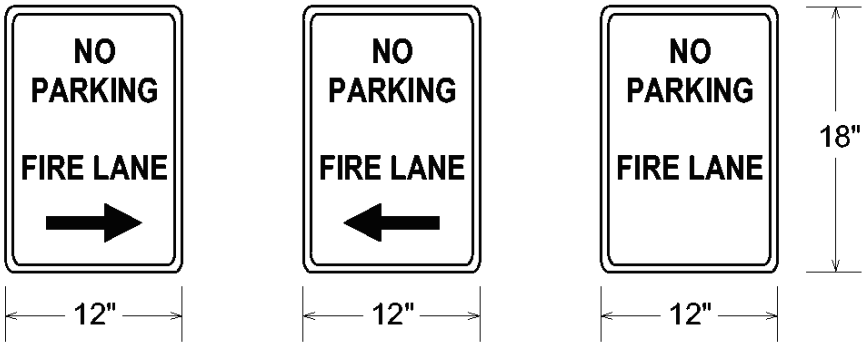
GATES: Gates securing fire apparatus roads shall comply with all of the following:

- Minimum unobstructed width shall be not less than the required roadway surface width, or two 10 foot sections with a center post or island.
- Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
- Gates shall be set back at minimum of 30 feet from the intersecting roadway.
- Gates shall be of the swinging or sliding type.
- Manual operation shall be capable by one person.
- Locking devices shall be approved.
- Electric automatic gates shall comply with ASTM 220-5 and UL 325.
- Electric gates shall be equipped with a means for operation by the fire department personnel.
- Contact the local fire code official for lock box requirements. (OFC D103.6)

FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (OFC D103.1)

NO PARKING SIGNS: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane.

Signs shall read "No Parking – Fire Lane" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)



PAINTED CURBS: Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3)

FIRE APPARATUS ACCESS ROAD EXCEPTIONS: The requirements for fire apparatus access may be modified as approved by the fire official where any of the following apply:

(1) Buildings are equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5)).

FIREFIGHTING WATER SUPPLIES

Fire Fighting Water Supply Exceptions: The requirements for firefighting water supplies may be modified as approved by the fire official where any of the following apply:

(1) Buildings are equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5)).
(2) There are not more than two Group R-3 or Group U occupancies.

COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW: The minimum fire flow and flow duration for buildings other than one-and two-family dwellings shall be determined according to OFC Appendix B. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

NOTE: Appendix B, Section B106, Limiting Fire-Flow is also enforced, save and except for the following:

- In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
- In developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.

SINGLE FAMILY DWELLINGS – REQUIRED FIRE FLOW: The minimum available fire flow for one and two-family dwellings served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B. (OFC B.105.2)

RURAL BUILDINGS – REQUIRED FIRE FLOW: Required fire flow for rural and suburban areas in which adequate and reliable water supply systems do not exist shall be calculated in accordance with the National Fire Protection Association Standard 1142, 2007 Edition (OFC B107)

- Water supply is still required but alternative sources/means are allowed as approved by the fire code official.

NOTE: Structures protected by an automatic fire sprinkler system are not required to have a water supply other than that required to supply the fire sprinkler system.

ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION: Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1)

PREMISE 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 form the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. In the Gresham Fire & Emergency Services' area, commercial buildings shall have a minimum lettering size of 6 inches tall. Commercial Warehouses shall have a minimum lettering size of 10 inches tall. Residential buildings shall have a minimum lettering size of 4 inches tall. (OFC 505.1)