

STAFF REPORT

DATE: July 28, 2020

TO: Planning Commission

FROM: Dan Cardwell, Long-Range Planning Supervisor

BY: Jessica Gwilt, Senior Planner

SUBJECT: *Community Plan Updates: Amendments to Title 18J, Pierce County Code related to Residential Fire Protection.*

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on July 15, 2020.

SEPA: A Draft Environmental Impact Statement (EIS) was issued on April 5, 2019 and a Final EIS was issued on May 27, 2020.

ATTACHMENTS:

- [Attachment A](#) Central Pierce Fire & Rescue March 3 Letter to Planning Commission and Attachment
- [Attachment B](#) Central Pierce Fire & Rescue Proposed Amendments Reformatted into Pierce County Code
- [Attachment C](#) Staff-Recommendation
- [Attachment D](#) Draft Planning Commission Letter to Council with Recommendation

STAFF RECOMMENDATION

Staff does not support approval of the Central Pierce Fire & Rescue's (CPFR's) requested amendments as shown in Attachment A and B to this staff report.

Staff supports modification of the proposed amendments, as shown in Attachment C to this staff report.

BACKGROUND

In a series of meetings held in March 2020, the Planning Commission made recommendations to the Pierce County Council related to the Community Plan Updates. Those recommendations

omitted design regulation changes related to residential fire protection standards that were requested by Central Pierce Fire & Rescue (CPFR) in an August 28 and updated March 3 letter.

At their July 8 meeting, the Planning Commission requested the opportunity to revisit CPFR's request and consider providing a letter to Council with a recommendation. Potential amendments would apply to Chapters 18J.30 (Parkland-Spanaway-Midland), 18J.50 (South Hill), 18J.60 (Frederickson), and 18J.70 (Mid-County) of the Development Regulations.

As referenced in CPFR's letters, shown in Attachment A to this staff report, the Graham Community Plan area has incorporated fire protection standards into their design standards, [PCC 18J.80.060 B](#). A significant difference between the Graham example and CPFR's proposal is that the fire protection standards in the Graham design regulations do not grant authority to outside agencies as added in the CPFR's proposed amendments.

Since the Planning Commission has already transmitted their recommendation for Community Plan Updates to the Pierce County Council in the form of an ordinance, it is more appropriate to recommend amendments to that ordinance rather than transmit a second ordinance with recommended changes. The recommendation would be provided in the form of a letter to the Council. A sample is shown in Attachment D to this staff report and would need to be updated per the Planning Commission's final recommendation.

CENTRAL PIERCE FIRE & RESCUE PROPOSAL

Central Pierce Fire & Rescue have requested amendments to address residential fire protection that would apply to Chapters 18J.30 (Parkland-Spanaway-Midland), 18J.50 (South Hill), 18J.60 (Frederickson), and 18J.70 (Mid-County), as shown in Attachment A and B to this staff report. The proposal is summarized below.

For all housing types:

- Approval by Fire Marshal and Fire Chief or designee is required for:
 - Deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations; and
 - All variations in any variances or administrative or discretionary approvals like PUD, PDD and CUP.
- Standards would supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP.

For single-family detached and duplexes:

- Build to International Residential Code.
- Bedroom egress/rescue windows cannot be on the sides of two story or higher units when setbacks are 5 feet to 10 feet.

- For setbacks less than 5 feet:
 - Fire resistive rating of a minimum of a one-hour fire rating meeting all the requirements of IRC Table R302.1(2) on building walls facing the side yard;
 - Sprinkler systems that, at a minimum, meet NFPA 13D or 13R specifications;
 - Fire resistive materials (Class A or B or better rating) roof, not wood or shake shingles;
 - The only allowable projection or penetration into the 5-foot setback requirement are eaves measuring twelve-inches or less; and
 - Gas fireplaces must be installed no more than 2 feet, including direct vents and gas piping when it is black iron or copper.
- Propane tanks are not allowed in the 5-foot setback.

For three- or more units:

- Build to International Building Code.
- Provide attics with not less than one-hour draft stops that follow the party wall line unless fire sprinklered per NFPA. When IBC identifies a higher rating for draft stops, IBC shall be followed.
- All vegetation is limited to 4' height within 10' of the building.

STAFF ANALYSIS

The proposed amendments incorporate standards for fire protection within smaller setbacks for predictability when responding to emergencies. The amendments also grant authority to the Fire Districts into the County's permit approval process rather than serving as a reviewer/commenter.

The proposed amendments would grant authority on land use decisions to special districts outside the control of the County government. The lack of specificity related to the Fire Chief reference also leaves room for interpretation and could necessitate the approval of all Fire Chiefs. In doing so, land use matters that would otherwise be consistent with the planning process, development regulations, and building code could be held to standards beyond the County's control at the discretion of a special district. This method would insert uncertainty and unpredictability to the permitting process. This could add cost to and constrain the feasibility of residential development in an area that is already experiencing a high housing demand and low housing supply. The Fire District's participation in the SEPA process as a reviewer/commenter would be the more appropriate venue.

Portions of the proposed regulations are also duplicative and not appropriate for the design standards. Duplication could potentially become inconsistent with the Fire Code and Building Code if they are modified.

ATTACHMENT A: CENTRAL PIERCE FIRE & RESCUE MARCH 3 LETTER TO PLANNING COMMISSION AND ATTACHMENT

— CHMELIK SITKIN & DAVIS P.S.
ATTORNEYS AT LAW

Jonathan K. Sitkin
ATTORNEY
ajsitkin@chmelik.com

March 3, 2020

VIA EMAIL AND REGULAR MAIL

Pierce County Planning Commission
c/o Planning & Land Services
2401 South 35th Street
Tacoma, WA 98409
communityplans@piercecounitywa.gov

Re: REVISED Proposed Draft Residential Fire Protection Standards; Proposed Development Regulations Updates Related to Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plans

Our Client: Central Pierce Fire & Rescue (herein referred to as the "District")

Dear Pierce County Planning Commission:

In my August 28, 2019 letter, I provided you with proposed Residential Fire Protection Standards, critical for life safety in the design, construction and occupancy of a residence.

Since that time, District staff and the development community have met and come to an understanding and consensus on the proposed changes. See attached *revised* proposed draft Residential Fire Protection Standards. This revised proposal incorporates minor clarifications from the draft presented in August of last year. There is one outstanding item related to a hammerhead turnaround requirement. We believe that there is an agreement on this issue, but the District is waiting on the response of the Pierce County Fire Marshal's office.

The Planning Commission is requested to include the attached revised Residential Fire Protection Standards in its recommendations related to the development regulations.

Thank you for your attention to this matter.

Sincerely,

CHMELIK SITKIN & DAVIS P.S.



Jonathan K. Sitkin

JKS/kab
Encl.
Cc: Client

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Staff Report: Amendments to Amendments to Title 18J related to Residential Fire Protection
Attachment A: Central Pierce Fire & Rescue March 3 Letter and Attachment

One- and Two- Family Dwellings

Design Objective – Residential Fire Protection Standards Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

1. All residential occupancies meeting the above criteria shall be built to the requirements of the International Residential Code.
2. When setbacks are greater than 10 feet, PCC 17C.60.160 shall be followed for fire flow.
3. When setbacks are 5 feet to 10 feet as measured from the concrete foundation wall to the property line, the following shall apply in addition to PCC 17C.60.160: For two story or higher units, bedroom egress /rescue windows shall not be on the sides of the home.
4. When a setback distance is less than 5 feet as measured from the concrete foundation wall to the property line, all conditions from above and all of the following shall apply:
 - A. Side yard walls shall have a fire resistive rating of a minimum of a one-hour fire rating meeting all the requirements of IRC Table R302.1(1) and Table R302.1(2).
 - B. Sprinkler systems that, at a minimum, meet NFPA 13D or 13R specifications.
 - C. Roof shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles to roof homes.
 - D. The only allowable projection or penetration into the 5-foot setback requirement is:
 1. Not more than twelve-inch eaves.
 2. The necessary distance required to install a gas fireplace not to exceed 2 feet. This shall include direct vents and gas piping when it is black iron or copper.
 3. Propane tanks are not allowed in the 5-foot setback.
5. Deviations from county road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.
6. These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

Residential Occupancies - three or more dwelling units and townhomes

Design Objective – Residential Fire Protection Standards Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

1. All residential occupancies meeting the above criteria shall be built to the requirements of the International Building Code.
2. Attics shall be provided with not less than one-hour draft stops that follow the party wall line unless fire sprinklered per NFPA. When IBC identifies a higher rating for draft stops, IBC shall be followed.
3. Landscaping shall be designed so that it does not allow for fire spread. All vegetation shall be limited to 4' height within 10' of the building.
4. All deviations from county road standards or access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.
5. These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

All sections identified above that are fire code related items, shall sunset if/after they have been adopted into Pierce County Code 17C.60 with the approval of the Fire Marshal and the Fire Chief.

ATTACHMENT B: CENTRAL PIERCE FIRE & RESCUE PROPOSED AMENDMENTS MODIFIED FOR PIERCE COUNTY CODE

All Sections identified below that are fire code related items shall sunset if/after they have been adopted into Pierce County Code 17C.60 with the approval of the Fire Marshal and Fire Chief.

Title 18J: Development Regulations – Design Standards and Guidelines

Chapter 18.30 PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.30.070 Residential Building Design and Placement.

A. Residential Fire Protection Standards

1. **Design Objective – One- and Two-Family Dwellings.** Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

a. Standards.

- (1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Residential Code.
- (2) When setbacks are greater than 10 feet, PCC 17C.60.160 shall be followed for fire flow.
- (3) When setbacks are 5 feet to 10 feet as measured from the concrete foundation wall to the property line, the following shall apply in addition to PCC 17C.60.160: For two story or higher units, bedroom egress/rescue windows shall not be on the sides of the home.
- (4) When a setback distance is less than 5 feet as measured from the concrete foundation wall to the property line, all conditions from above and all of the following shall apply:
 - (a) Side-yard walls shall have a fire resistive rating of a minimum of a one-hour fire rating meeting all the requirements of IRC Table R302.1(2).
 - (b) Sprinkler systems that, at a minimum, meet NFPA 13D or 13R specifications.
 - (c) Roof shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles to roof homes.
 - (d) The only allowable projection or penetration into the 5-foot setback requirement is:

Staff Report: Amendments to Amendments to Title 18J related to Residential Fire Protection
Attachment B: Central Pierce Fire & Rescue Proposed Amendments Modified for Pierce County Code

(i) Not more than twelve-inch eaves.

(ii) The necessary distance required to install a gas fireplace not to exceed 2 feet. This shall include direct vents and gas piping when it is black iron or copper.

(iii) Propane tanks are not allowed in the 5-foot setback.

(5) Deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.

(6) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

2. Design Objective –Three- or More Dwelling Units and Townhomes (R Occupancy). Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

a. Standards.

(1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Building Code.

(2) Attics shall be provided with not less than one-hour draft stops that follow the party wall line unless fire sprinklered per NFPA. When IBC identifies a higher rating for draft stops, IBC shall be followed.

(3) Landscaping shall be designed so that it does not allow for fire spread. All vegetation shall be limited to 4' height within 10' of the building.

(4) All deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.

(5) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations

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must be approved by the Pierce County Fire Marshal and Fire
District Fire Chief or designee.

18J.50 SOUTH HILL COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.50.080 Building Design and Placement.

C. Residential Fire Protection Standards

1. **Design Objective – One- and Two-Family Dwellings.** Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

a. Standards.

- (1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Residential Code.
- (2) When setbacks are greater than 10 feet, PCC 17C.60.160 shall be followed for fire flow.
- (3) When setbacks are 5 feet to 10 feet as measured from the concrete foundation wall to the property line, the following shall apply in addition to PCC 17C.60.160: For two story or higher units, bedroom egress/rescue windows shall not be on the sides of the home.
- (4) When a setback distance is less than 5 feet as measured from the concrete foundation wall to the property line, all conditions from above and all of the following shall apply:
 - (a) Side-yard walls shall have a fire resistive rating of a minimum of a one-hour fire rating meeting all the requirements of IRC Table R302.1(2).
 - (b) Sprinkler systems that, at a minimum, meet NFPA 13D or 13R specifications.
 - (c) Roof shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles to roof homes.
 - (d) The only allowable projection or penetration into the 5-foot setback requirement is:
 - (i) Not more than twelve-inch eaves.
 - (ii) The necessary distance required to install a gas fireplace not to exceed 2 feet. This shall include direct vents and gas piping when it is black iron or copper.

(iii) Propane tanks are not allowed in the 5-foot setback.

(5) Deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.

(6) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

2. Design Objective –Three- or More Dwelling Units and Townhomes (R Occupancy). Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

a. Standards.

(1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Building Code.

(2) Attics shall be provided with not less than one-hour draft stops that follow the party wall line unless fire sprinklered per NFPA. When IBC identifies a higher rating for draft stops, IBC shall be followed.

(3) Landscaping shall be designed so that it does not allow for fire spread. All vegetation shall be limited to 4' height within 10' of the building.

(4) All deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.

(5) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

18J.60 FREDERICKSON COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.60.080 Building Design and Placement.

D. Residential Fire Protection Standards

Staff Report: Amendments to Amendments to Title 18J related to Residential Fire Protection
Attachment B: Central Pierce Fire & Rescue Proposed Amendments Modified for Pierce County Code

1. Design Objective – One- and Two-Family Dwellings. Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

a. Standards.

- (1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Residential Code.
- (2) When setbacks are greater than 10 feet, PCC 17C.60.160 shall be followed for fire flow.
- (3) When setbacks are 5 feet to 10 feet as measured from the concrete foundation wall to the property line, the following shall apply in addition to PCC 17C.60.160: For two story or higher units, bedroom egress/rescue windows shall not be on the sides of the home.
- (4) When a setback distance is less than 5 feet as measured from the concrete foundation wall to the property line, all conditions from above and all of the following shall apply:
 - (a) Side-yard walls shall have a fire resistive rating of a minimum of a one-hour fire rating meeting all the requirements of IRC Table R302.1(2).
 - (b) Sprinkler systems that, at a minimum, meet NFPA 13D or 13R specifications.
 - (c) Roof shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles to roof homes.
 - (d) The only allowable projection or penetration into the 5-foot setback requirement is:
 - (i) Not more than twelve-inch eaves.
 - (ii) The necessary distance required to install a gas fireplace not to exceed 2 feet. This shall include direct vents and gas piping when it is black iron or copper.
 - (iii) Propane tanks are not allowed in the 5-foot setback.
- (5) Deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.

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- (6) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

2. **Design Objective –Three- or More Dwelling Units and Townhomes (R Occupancy).** Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

- a. **Standards.**

- (1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Building Code.
 - (2) Attics shall be provided with not less than one-hour draft stops that follow the party wall line unless fire sprinklered per NFPA. When IBC identifies a higher rating for draft stops, IBC shall be followed.
 - (3) Landscaping shall be designed so that it does not allow for fire spread. All vegetation shall be limited to 4' height within 10' of the building.
 - (4) All deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.
 - (5) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

18J.70 MID-COUNTY COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.70.080 Building Design and Placement.

C. Residential Fire Protection Standards

1. **Design Objective – One- and Two-Family Dwellings.** Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

- a. **Standards.**

- (1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Residential Code.

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- (2) When setbacks are greater than 10 feet, PCC 17C.60.160 shall be followed for fire flow.
 - (3) When setbacks are 5 feet to 10 feet as measured from the concrete foundation wall to the property line, the following shall apply in addition to PCC 17C.60.160: For two story or higher units, bedroom egress/rescue windows shall not be on the sides of the home.
 - (4) When a setback distance is less than 5 feet as measured from the concrete foundation wall to the property line, all conditions from above and all of the following shall apply:
 - (a) Side-yard walls shall have a fire resistive rating of a minimum of a one-hour fire rating meeting all the requirements of IRC Table R302.1(2).
 - (b) Sprinkler systems that, at a minimum, meet NFPA 13D or 13R specifications.
 - (c) Roof shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles to roof homes.
 - (d) The only allowable projection or penetration into the 5-foot setback requirement is:
 - (i) Not more than twelve-inch eaves.
 - (ii) The necessary distance required to install a gas fireplace not to exceed 2 feet. This shall include direct vents and gas piping when it is black iron or copper.
 - (iii) Propane tanks are not allowed in the 5-foot setback.
 - (5) Deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.
 - (6) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.
- 2. Design Objective –Three- or More Dwelling Units and Townhomes (R Occupancy).** Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations

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and confine fire spread to the occupancy of origin to minimize the loss of life and
protect buildings up to 75 feet.

a. Standards.

- (1) All residential occupancies meeting the above criteria shall be built to the requirements of the International Building Code.
- (2) Attics shall be provided with not less than one-hour draft stops that follow the party wall line unless fire sprinklered per NFPA. When IBC identifies a higher rating for draft stops, IBC shall be followed.
- (3) Landscaping shall be designed so that it does not allow for fire spread. All vegetation shall be limited to 4' height within 10' of the building.
- (4) All deviations from County road standards that deal with width, grade, turnaround or other access requirements that impact fire department access/ingress and operations shall require fire sprinkler systems in all buildings and approval of the Pierce County Fire Marshal and Fire District Fire Chief or designee.
- (5) These rules supersede all variances or administrative or discretionary approvals like PUD, PDD and CUP. All variations must be approved by the Pierce County Fire Marshal and Fire District Fire Chief or designee.

ATTACHMENT C: STAFF RECOMMENDATION

Title 18J: Development Regulations – Design Standards and Guidelines

Chapter 18.30 PARKLAND-SPANAWAY-MIDLAND COMMUNITIES PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.30.070 Residential Building Design and Placement.

A. Residential Fire Protection Standards

1. Applicability

a. New residential development.

2. Design Objective – Single-Family Detached and Duplex. Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

a. Standards for Single-Family Detached and Duplex.

(1) For buildings with two or more stories with setbacks 5 to 10 feet, bedroom egress/rescue windows shall not be located on the side of the building.

(2) For buildings with a setback distance less than 5 feet:

(a) Walls facing the side yard shall have a minimum of a one-hour fire resistive rating meeting all the requirements of IRC Table R302.1(2).

(b) Sprinkler systems must be installed that, at minimum, meet NFPA 13D or 13R specifications.

(c) Roofs shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles.

(d) The only allowable projection or penetration into the 5-foot setback:

(i) Up to 12-inch eaves.

(ii) Gas fireplace not to exceed 2 feet, including direct vents and gas piping when the fireplace is black iron or copper.

(e) Propane tanks are not allowed in the 5-foot setback.

(3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround

or other access requirements that impact fire department access/ingress and operations.

3. Design Objective –Three- or More Dwelling Units (R Occupancy). Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

a. Standards.

- (1) Provide attics with at least one-hour draft stops that follow the party wall line unless fire sprinklered. If the International Building Code requires a higher rating for draft stops, the IBC standard shall be used.
- (2) Design landscaping to prevent fire spread and limit vegetation to 4 feet in height within 10 feet of the building.
- (3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

18J.50 SOUTH HILL COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.50.080 Building Design and Placement.

D. Residential Fire Protection Standards

1. Applicability

a. New residential development.

2. Design Objective – Single-Family Detached and Duplex. Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

a. Standards for Single-Family Detached and Duplex.

- (1) For buildings with two or more stories with setbacks 5 to 10 feet, bedroom egress/rescue windows shall not be located on the side of the building.
- (2) For buildings with a setback distance less than 5 feet:

- (a) Walls facing the side yard shall have a minimum of a one-hour fire resistive rating meeting all the requirements of IRC Table R302.1(2).
- (b) Sprinkler systems must be installed that, at minimum, meet NFPA 13D or 13R specifications.
- (c) Roofs shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles.
- (d) The only allowable projection or penetration into the 5-foot setback:
 - (i) Up to 12-inch eaves.
 - (ii) Gas fireplace not to exceed 2 feet, including direct vents and gas piping when the fireplace is black iron or copper.
- (e) Propane tanks are not allowed in the 5-foot setback.

- (3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

3. Design Objective –Three- or More Dwelling Units (R Occupancy). Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

a. Standards.

- (1) Provide attics with at least one-hour draft stops that follow the party wall line unless fire sprinklered. If the International Building Code requires a higher rating for draft stops, the IBC standard shall be used.
- (2) Design landscaping to prevent fire spread and limit vegetation to 4 feet in height within 10 feet of the building.
- (3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

18J.60 FREDERICKSON COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.60.080 Building Design and Placement.

E. Residential Fire Protection Standards

1. Applicability

a. New residential development.

2. Design Objective – Single-Family Detached and Duplex. Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

a. Standards for Single-Family Detached and Duplex.

(1) For buildings with two or more stories with setbacks 5 to 10 feet, bedroom egress/rescue windows shall not be located on the side of the building.

(2) For buildings with a setback distance less than 5 feet:

(a) Walls facing the side yard shall have a minimum of a one-hour fire resistive rating meeting all the requirements of IRC Table R302.1(2).

(b) Sprinkler systems must be installed that, at minimum, meet NFPA 13D or 13R specifications.

(c) Roofs shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles.

(d) The only allowable projection or penetration into the 5-foot setback:

(i) Up to 12-inch eaves.

(ii) Gas fireplace not to exceed 2 feet, including direct vents and gas piping when the fireplace is black iron or copper.

(e) Propane tanks are not allowed in the 5-foot setback.

(3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

3. Design Objective –Three- or More Dwelling Units (R Occupancy). Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine

fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

a. Standards.

- (1) Provide attics with at least one-hour draft stops that follow the party wall line unless fire sprinklered. If the International Building Code requires a higher rating for draft stops, the IBC standard shall be used.
- (2) Design landscaping to prevent fire spread and limit vegetation to 4 feet in height within 10 feet of the building.
- (3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

18J.70 MID-COUNTY COMMUNITY PLAN AREA DESIGN STANDARDS AND GUIDELINES.

18J.70.080 Building Design and Placement.

D. Residential Fire Protection Standards

1. Applicability

a. New residential development.

- 2. Design Objective – Single-Family Detached and Duplex.** Design residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations in order to confine fire spread to the occupancy of origin to minimize the loss of life and protect homes.

a. Standards for Single-Family Detached and Duplex.

- (1) For buildings with two or more stories with setbacks 5 to 10 feet, bedroom egress/rescue windows shall not be located on the side of the building.
- (2) For buildings with a setback distance less than 5 feet:
 - (a) Walls facing the side yard shall have a minimum of a one-hour fire resistive rating meeting all the requirements of IRC Table R302.1(2).
 - (b) Sprinkler systems must be installed that, at minimum, meet NFPA 13D or 13R specifications.
 - (c) Roofs shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles.

(d) The only allowable projection or penetration into the 5-foot setback:

(i) Up to 12-inch eaves.

(ii) Gas fireplace not to exceed 2 feet, including direct vents and gas piping when the fireplace is black iron or copper.

(e) Propane tanks are not allowed in the 5-foot setback.

(3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

3. Design Objective –Three- or More Dwelling Units (R Occupancy). Design residential occupancies in commercial buildings to allow fire and rescue equipment and personnel adequate access to conduct operations and confine fire spread to the occupancy of origin to minimize the loss of life and protect buildings up to 75 feet.

a. Standards.

(1) Provide attics with at least one-hour draft stops that follow the party wall line unless fire sprinklered. If the International Building Code requires a higher rating for draft stops, the IBC standard shall be used.

(2) Design landscaping to prevent fire spread and limit vegetation to 4 feet in height within 10 feet of the building.

(3) Fire sprinkler systems are required in all buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

ATTACHMENT D: DRAFT PLANNING COMMISSION LETTER TO COUNCIL WITH RECOMMENDATION

_____, 2020

Doug Richardson
Chair, Pierce County Council
930 Tacoma Avenue South, Room 1046
Tacoma, WA 98402

RE: Recommended Amendments to the Community Plan Updates Ordinance related to
Amendments to Pierce County Code

Dear Councilmember Richardson:

After making a recommendation to the Pierce County Council on March 12, 2020, the Pierce County Planning Commission requested to revisit a request from Central Pierce Fire & Rescue related to the Community Plan Updates amendments related to Pierce County Code, specifically Title 18J, Development Regulations – Design Standards and Guidelines.

At a regular meeting held on July 28, 2020, the Commission voted _____ to recommend approval of _____ as attached. The Planning Commission requests that the Council consider amending the ordinance to adopt the attached amendments and findings of fact.

If I can provide further assistance or clarification, please let me know.

Sincerely,

Sharon Benson
Chair, Pierce County Planning Commission

c: Dave Morell, Councilmember, Community Development Committee Chair
Dennis Hanberg, Director, Planning & Public Works
Melanie Halsan, Assistant Director, Planning & Public Works
Dan Cardwell, Long Range Planning Supervisor, Planning & Public Works