

# COMMUNITY PLAN UPDATES

## Planning Commission Request to Revisit Fire Protection Standards

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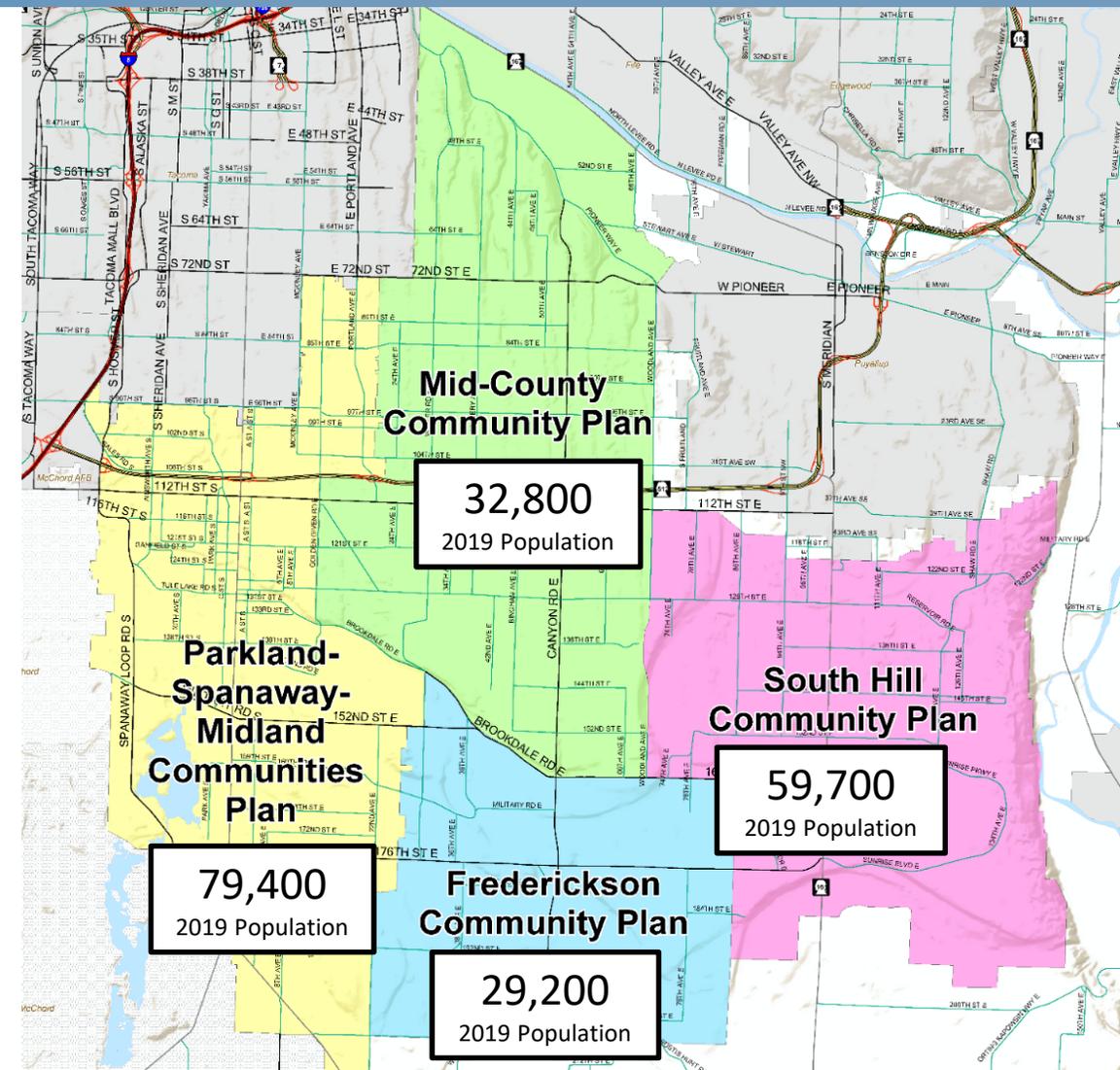
# Community Plan Areas

## Community Plan Adopted

- 2002: Parkland-Spanaway-Midland
- 2003: Frederickson
- 2003: South Hill
- 2005: Mid-County

## 2019 Stats

- 201,100 total population
- 89% Urban
- 11% Rural
- 66,800 population increase from 2000 (50%)



# Central Pierce Fire & Rescue (CPFR) Request

- 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.
- Design standards sunset when/if included in the fire code.

# CPFR Single-Family and Duplex Request

- 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.

# CPFR 3+ Request

- 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 Recommendation

- Original Recommendation:
  - Remove redundancy.
  - Remove Fire Chief/designee authority over certain approvals.
  - Keep building- and landscaping-related standards for fire protection.
  - Reword and reformat standards to match how Pierce County Code is written.
- Updated version in supplemental:
  - Add sunset language if adopted into fire code.
  - Add clarification on setback measurement.
  - Clarify that sprinkler requirement for County road deviations applies to impacted buildings only, not all buildings in a project.

# Updated Staff Recommendation (Applicability)

- New residential development.
- All standards within this section shall sunset when they have been adopted into Pierce County Code, Title 17C.

# Updated Staff Recommendation (Single-/Two-Family)



- For buildings with two or more stories with setbacks 5 to 10 feet as measured from the concrete foundation wall to the property line, bedroom egress/rescue windows shall not be located on the side of the building.
- For buildings with a setback distance less than 5 feet as measured from the concrete foundation wall to the property line :
  - 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).
  - Sprinkler systems must be installed that, at minimum, meet NFPA 13D or 13R specifications.
  - Roofs shall be fire resistive materials (Class A or B or better rating), not wood or shake shingles.
  - The only allowable projection or penetration into the 5-foot setback:
    - Up to 12-inch eaves.
    - Gas fireplace not to exceed 2 feet, including direct vents and gas piping when the fireplace is black iron or copper.
  - Propane tanks are not allowed in the 5-foot setback.
- Fire sprinkler systems are required in all impacted buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

## Updated Staff Recommendation (3+ Units)

- 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.
- Design landscaping to prevent fire spread and limit vegetation to 4 feet in height within 10 feet of the building.
- Fire sprinkler systems are required in all **impacted** buildings when deviating from County road standards related to width, grade, turnaround or other access requirements that impact fire department access/ingress and operations.

# THANK YOU

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Community Plan Updates Hotline: (253) 798-2799

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