

McMinnville Fire District



Fire Code Applications Guide

This guide is intended to provide assistance in the application of the fire code in all areas served by the McMinnville Fire District.

Notes to Users

Local Development Codes

Check the City of McMinnville or Yamhill County development code to determine the applicability of roadway standards as it relates to conflicts with this guide and/or the adopted fire code.

ORS 368.039 allows road standards adopted by local government to supersede standards in fire codes and requires consultation with the local fire agency.

(1) When the governing body of a county or city adopts specifications and standards, including standards for width, for roads and streets under the jurisdiction of the governing body, such specifications and standards shall supersede and prevail over any specifications and standards for roads and streets that are set forth in a uniform fire code adopted by the State Fire Marshal, a municipal fire department or a county firefighting agency.

(2) This section applies to specifications and standards for roads and streets adopted by the governing body of a county or city in a charter, acknowledged comprehensive plan or ordinance adopted pursuant to ORS chapter 92, 203, 221 or 368.

(3) Before adopting or amending any comprehensive plan, land use regulation or ordinance that establishes specifications and standards for roads and streets, a governing body of a county or city shall consult with the municipal fire department or other local firefighting agency concerning the proposed specifications and standards. The county or city governing body shall consider the needs of the fire department or firefighting agency when adopting the final specifications and standards.

Dispute Resolution Process

The Office of State Fire Marshal's (OSFM), *Dispute Resolution Process* allows an aggrieved party to dispute inspection findings of the local fire marshal. This process allows the aggrieved party to ask for a "second opinion" but does not supersede the local or State Fire Marshal's appeal process. The local fire marshal, through the OSFM, arranges a conference call with the aggrieved party and on-call code experts from other jurisdictions and industry. The on-call group discusses the case, and the local fire marshal takes the group's second opinion into consideration when rendering a decision in writing to the aggrieved party. The goal of the OSFM is to conduct the conference call within 48 hours (two business days) for new construction and no more than seven business days for maintenance issues of the notice of dispute. Aggrieved parties who are not satisfied with the findings can appeal the decision to a local appeals board, if available, otherwise to the OSFM.

Preamble/Authority and Scope

The McMinnville Fire District has elected to administer and enforce the Oregon Fire Code under the authority granted to us by ORS 476.030 or ORS 476.060. The 2022' Oregon Fire Code is based on the 2021' edition of the International Fire Code, as published and copyrighted by the International Code Council, which has been amended and adopted by the Oregon State Fire Marshal's Office. In order to further the Oregon State Fire Marshal's goal of promoting fire code consistency throughout the state, the McMinnville Fire District enforces the Oregon Fire Code with no local amendments.

Nevertheless, the McMinnville Fire District has prepared this applications guide to provide good faith guidance to building officials, contractors, business owners, the public, and fire marshals on local interpretations and practices that are considered to be in compliance with the Oregon Fire Code. The intent is to clarify aspects of the code that are vague or non-specific by addressing selected issues under normal conditions. This applications guide does not create or replace code provisions and is not an adopted policy. The reader is cautioned that the guidance detailed in this applications guide may or may not apply to their specific situation, and that the McMinnville Fire District retains final authority to determine compliance.

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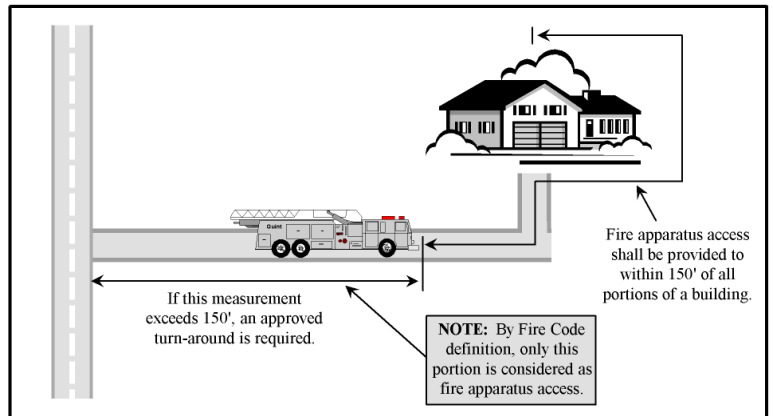
Fire Apparatus Access

FIRE APPARATUS ACCESS ROAD EXCEPTIONS: The requirements for fire apparatus access may be modified as approved by the fire code official where any of the following apply: (OFC 503.1.1)

- 1) Building is equipped throughout with an approved automatic fire sprinkler system.
- 2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
- 3) There are not more than two Group R-3 or Group U occupancies.

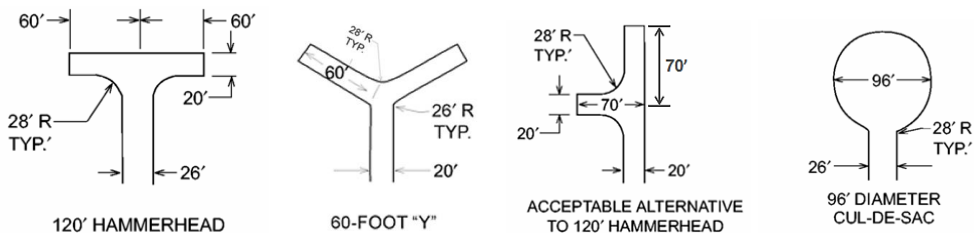
FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:

Access roads shall extend to 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)



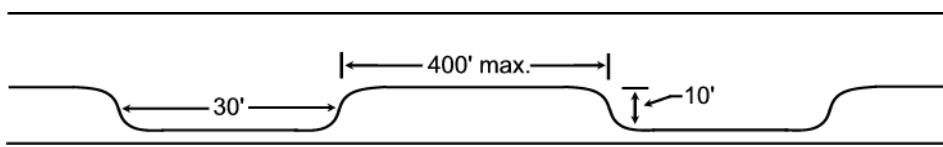
FIRE ACCESS ROADS FOR NON-BUILDING FACILITIES: Fire apparatus access is required at fixed locations that are deemed as being a “facility” by the Fire Marshal. A “facility” includes exterior storage, processing or filling areas for flammable and combustible substances and hazardous materials; piers and wharves; recreational vehicle, mobile home and manufactured housing parks, sales, and storage lots; permanent outdoor assembly venues for gatherings exceeding 1,000 persons; solar photovoltaic power generation sites, and similar uses. Access to facilities may be modified by the Fire Marshal in accordance with OFC 104.9 based on the specific use, frequency, location, and other site conditions. (OFC 503.1.1)

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



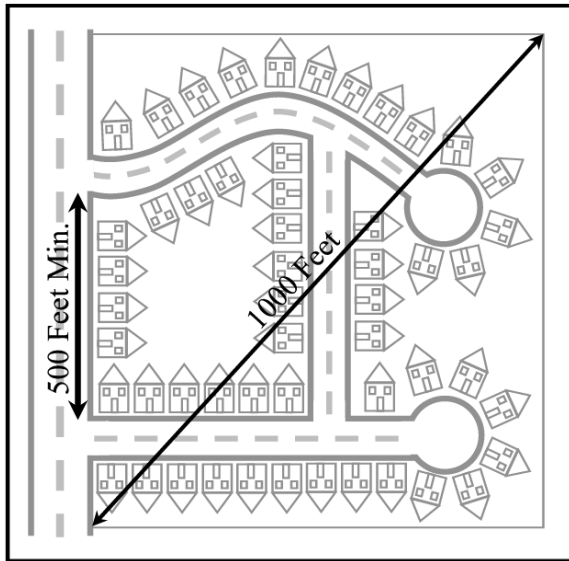
TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4)

TURNOUTS: When a fire apparatus access road exceeds 400 feet in length, turnouts 10 feet wide and 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. (OFC 503.2.2)



MULTIPLE ACCESS ROADS: Developments of one- and two-family dwellings where the number of dwelling units exceeds 30, multiple-family residential projects having more than 100 dwelling units and where vehicle congestion, adverse terrain conditions or other factors that could limit access, as determined by the fire code official, shall be provided with not less than two approved means of fire department access. Exceptions may be allowed for approved automatic sprinkler system. The approval of fire sprinklers as an alternate, in lieu of adequate fire apparatus access, shall be accomplished in accordance with OFC 104.8. (OFC 503.1.2, D106 & D107)

MULTIPLE ACCESS ROADS SEPARATION: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (OFC D104.3 & D107.1)



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. When fire sprinklers are installed, a maximum grade of 15% may be allowed. (OFC D103.2)

FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (*26 feet adjacent to fire hydrants*) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)

Note: When serving two or less dwelling units and accessory buildings, the driving surface may be reduced to 12 feet, although the unobstructed width shall be 20 feet. Turning radii for curves and turnarounds on reduced width roads shall be not less than 25 feet and 45 feet respectively, measured from the same center point.

AERIAL FIRE APPARATUS ROAD WIDTH: Buildings more than 30 feet in height shall have fire apparatus access roads constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. One or more of the "aerial access" roads shall be located not less than 15 feet and not greater than 30 feet from the building. (OFC D105.2)

SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than a 12,500-pound point load (wheel load) and a 75,000 pound live load (gross vehicle weight). Documentation from a registered engineer maybe requested, confirming that the final construction is in accordance with approved plans and the fire code. **McMinnville Fire District does not support the use of permeable paving systems which allow for the growth of vegetation along dedicated fire apparatus driving surfaces.* (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 *Standard Specification for Highway Bridges*. 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 district after construction is completed. Maintenance of the bridge shall

be the responsibility of the party(ies) that use(s) the bridge for access to their property(ies). The fire district 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. (OFC 503.2.6)

GATES: Gates securing fire apparatus roads shall comply with all of the following: (OFC D103.4)

- ◆ 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.
- ◆ Electric gates shall be equipped with a means for operation by fire department personnel.
- ◆ Locking devices shall be approved.

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)

Firefighting Water Supplies

COMMERCIAL BUILDINGS - 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. (OFC 507.1)

Note: Appendix B, Section B106, Limiting Fire-Flow is also enforced, 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 new 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 B105.1)

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 National Fire Protection Association Standard 1142, 2017 edition, or other recognized standards as approved. (OFC B103 & B107)

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 501.4)

FIREFIGHTING WATER SUPPLY EXCEPTIONS: The requirements for firefighting water supplies may be modified as approved by the fire code official: (OFC 104.9, 507.1, B103 & D108.1)

PREMISE IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approve 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. (OFC 505.1)

FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION:

Rooms which contain controls for fire protection equipment and utilities shall be provided with identifiable markings on the building in an approved and visible manner for fire department access. (i.e., fire alarm control panel, fire sprinkler room, electrical room etc.) (OFC 509)

Fire Hydrants

FIRE HYDRANTS – COMMERCIAL BUILDINGS: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.1, 507.5.1)

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES: Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.1)

FIRE HYDRANT NUMBER AND DISTRIBUTION: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C105.1. (OFC Appendix C)

**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,001 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof

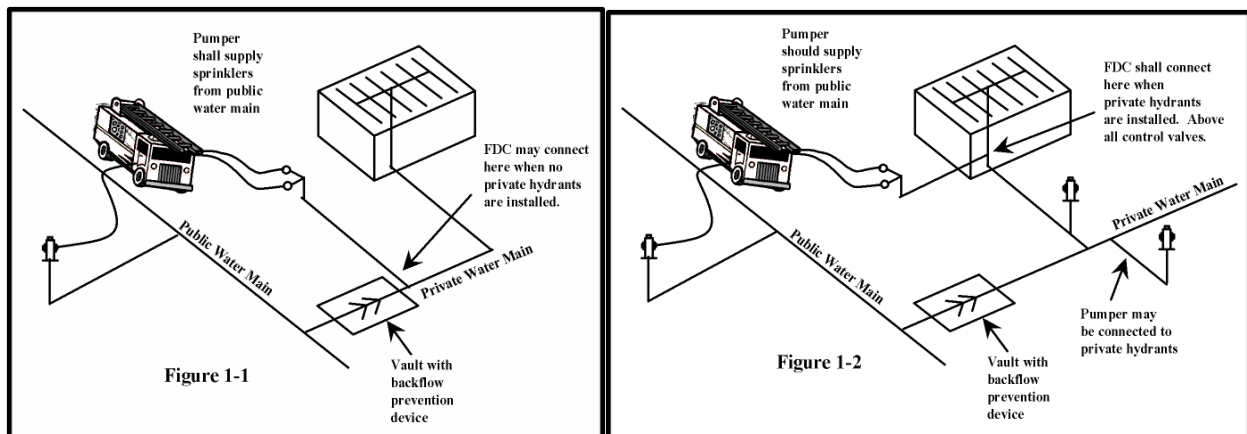
Considerations for placing fire hydrants may be as follows: (OFC C104)

- ⊕ Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 508.5.1)
- ⊕ Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
- ⊕ Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets only as approved by the fire code official.
- ⊕ Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.
- ⊕ When evaluating the placement of hydrants at apartment or industrial complexes the first hydrant(s) to be placed shall be at the primary access and any secondary access to the site. After these hydrants have been placed other hydrants shall be sited to meet the above requirements for spacing and minimum number of hydrants.

FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD: Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the fire code official. (OFC 507.5.4)

FIRE DEPARTMENT CONNECTIONS: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway, unless otherwise approved. (OFC 905.2, 912 & NFPA 14)

- Fire department connections (FDCs) shall normally be located remotely from the building(s) they serve. Under certain circumstances, FDCs may be mounted on the building(s) when approved by the fire code official.
- The following systems shall not require a fire department connection:
 - (1) Buildings located in remote areas that are inaccessible for fire department support
 - (2) Large-capacity deluge systems exceeding the pumping capacity of the fire department
 - (3) Single-story buildings not exceeding 2000 ft² in area



STORZ ADAPTERS – FIRE HYDRANTS: All fire hydrants with steamer ports shall be fitted with a 5-inch Storz hydrant adapter with a 4.5-inch female NH/NST thread connection. A 5-inch cap with cable shall be provided.

STORZ ADAPTERS – FIRE DEPARTMENT CONNECTIONS: All FDCs served by 4" or larger pipe shall be fitted with a 5-inch Storz hydrant adapter with a 4.5-inch female NH/NST thread connection. A 5-inch cap with cable shall be provided.

STORZ ADAPTERS – RURAL DRY FIRE HYDRANTS: All dry fire hydrants located at static drafting sites shall be equipped with 90-degree dry hydrant adapter fitted with 6-inch NH/NST threads with a built-in screen. A 6-inch plug or cap shall be provided.

Key Boxes

1. Required Installation: Key boxes shall be installed on buildings and structures when:

- ✓ An elevator is installed.
- ✓ Equipped with a fire alarm system.
- ✓ Equipped with an automatic fire extinguishing system.
- ✓ Access is restricted due to security arrangements.

Exception: Buildings and structures open and supervised twenty-four hours a day, seven days a week or constantly attended.

2. Installation Details: Key boxes shall be installed within ten feet of the main entrance (address entrance), preferably located to the right side of the entrance door(s). The bottom of the key box shall be mounted at a height of five feet above the walking surface unless an alternate height is approved.

Exceptions: In multi-tenant buildings (each with their own outside entrance) the key box shall be located at the door that will best and most easily gain access to automatic sprinkler system controls, alarm system controls, etc.

3. Required Contents: Key boxes shall contain the following:

- ✓ Building or structure keys
- ✓ Alarm systems keys and instructions
- ✓ Elevator recall key
- ✓ Gate key
- ✓ Elevator door key
- ✓ Automatic fire extinguishing system control valve keys

Key boxes may also contain the following:

- ✓ Emergency personnel contact numbers
- ✓ Hazardous materials safety data sheets
- ✓ Multiple sets of keys

4. Required Labeling: All keys shall be labeled as to their use, i.e., main entrance, fire alarm control panel, fire sprinkler room, etc.

5. Key Box Size: The size of the key box shall be sufficient to contain all necessary keys and/or equipment.

(OFC 506)